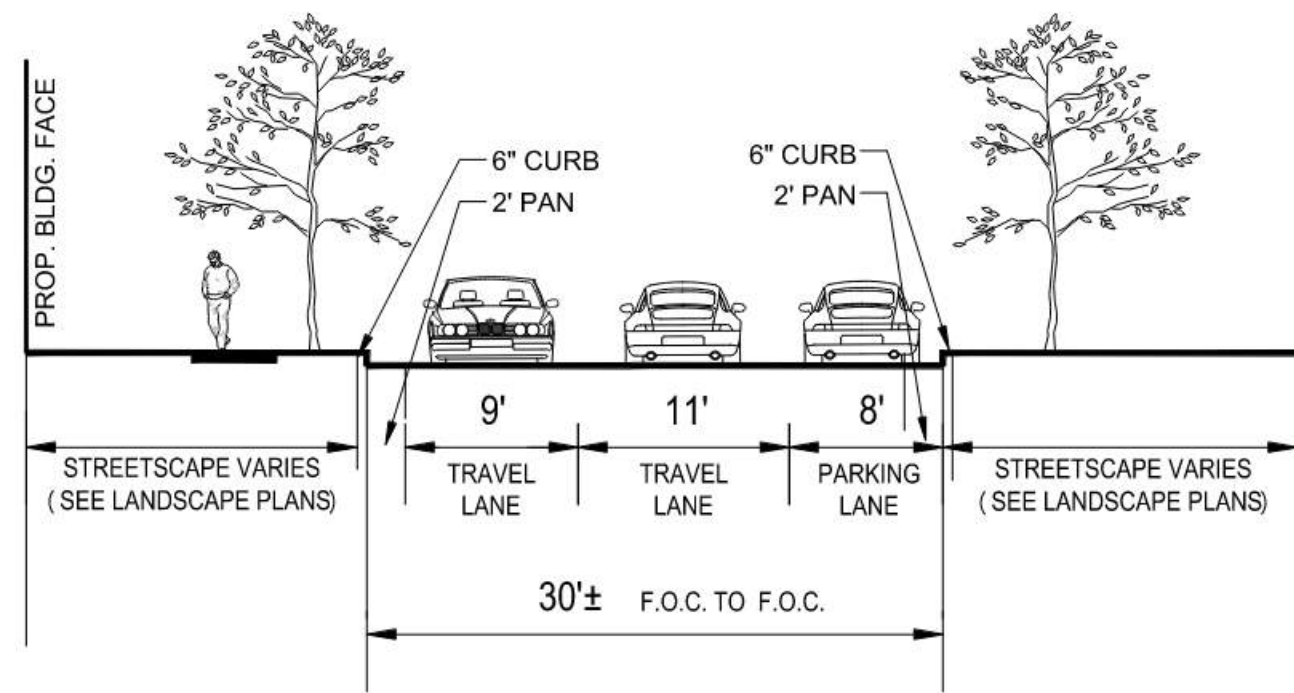
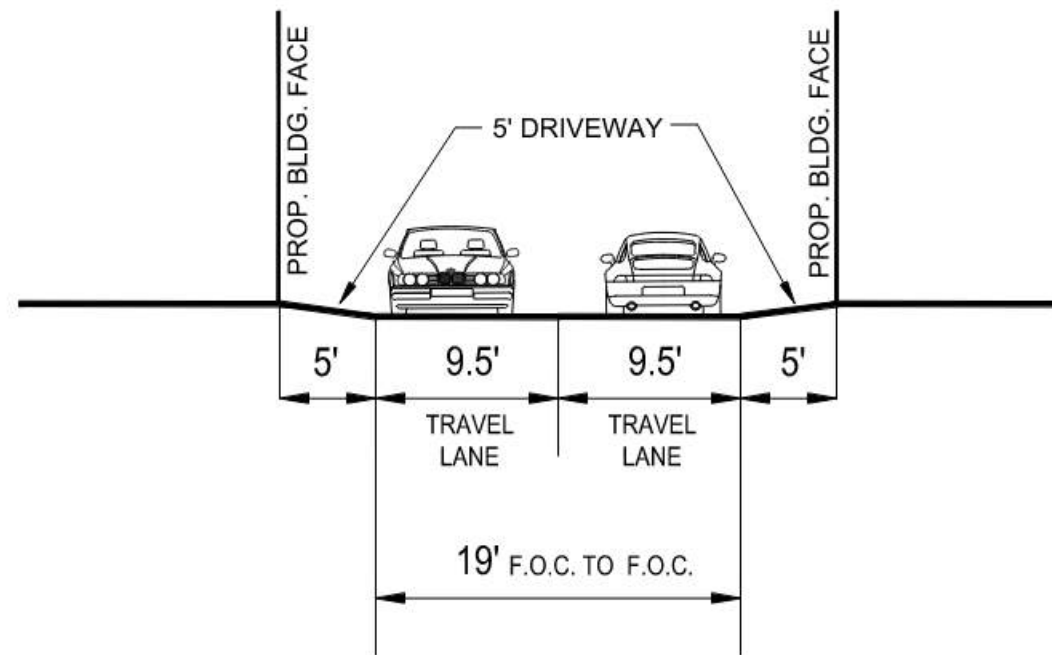


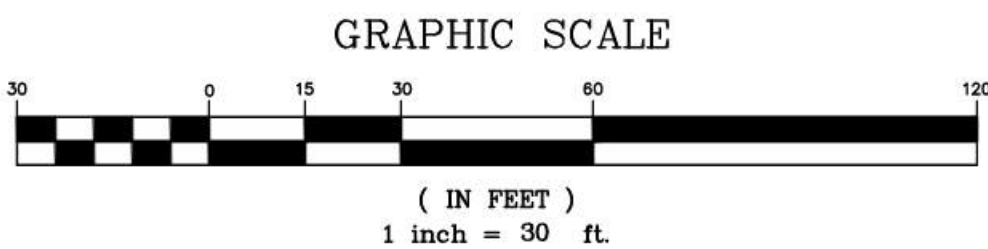
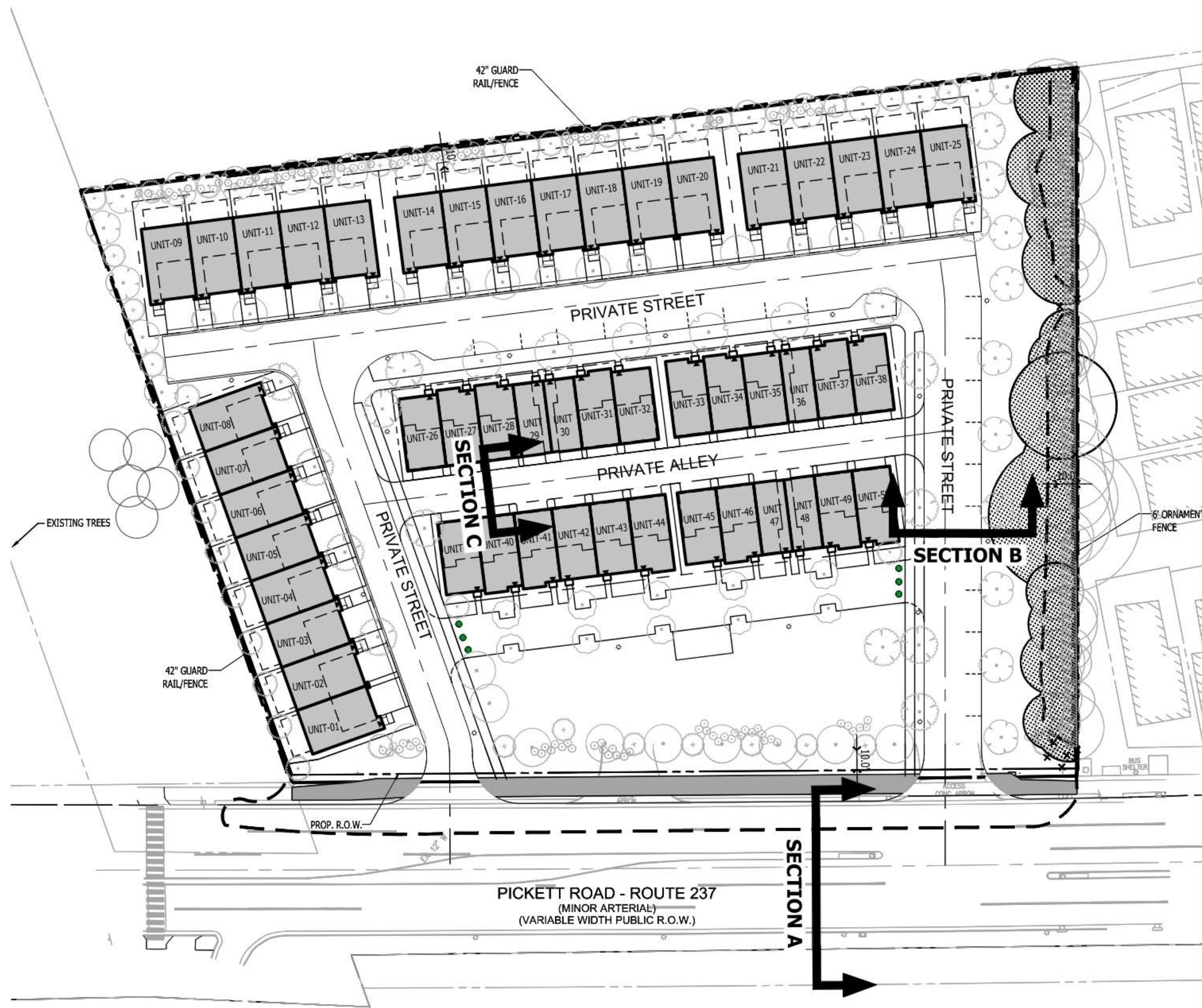
TYPICAL STREET SECTION A  
SCALE: 1' = 10'



TYPICAL STREET SECTION B  
SCALE: 1' = 10'



TYPICAL ALLEY SECTION C  
SCALE: 1' = 10'



ENGINEERING SURVEYING/GEOMATICS  
LANDSCAPE ARCHITECTURE PLANNING  
VIKA VIRGINIA, LLC  
8180 GREENSBORO DRIVE SUITE 200  
TYSONS, VIRGINIA 22102  
PHONE: (703) 442-7800  
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TYSONS, VA. GERMANTOWN, MD.  
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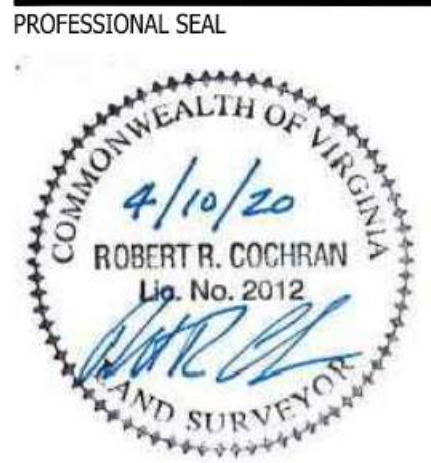
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DEVELOPER  
EYA DEVELOPMENT LLC  
4800 HAMPTON LANE  
SUITE 300  
BETHESDA, MD 20814  
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LAND USE ATTORNEY:  
COOLEY LLP  
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STUDIO 39  
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ALEXANDRIA, VA 22310  
ATTN: JOE PLUMPE  
(703) 719-6500

REVISIONS	DATE
2ND SUBMISSION	02/07/2020
RESUBMISSION	04/10/2020

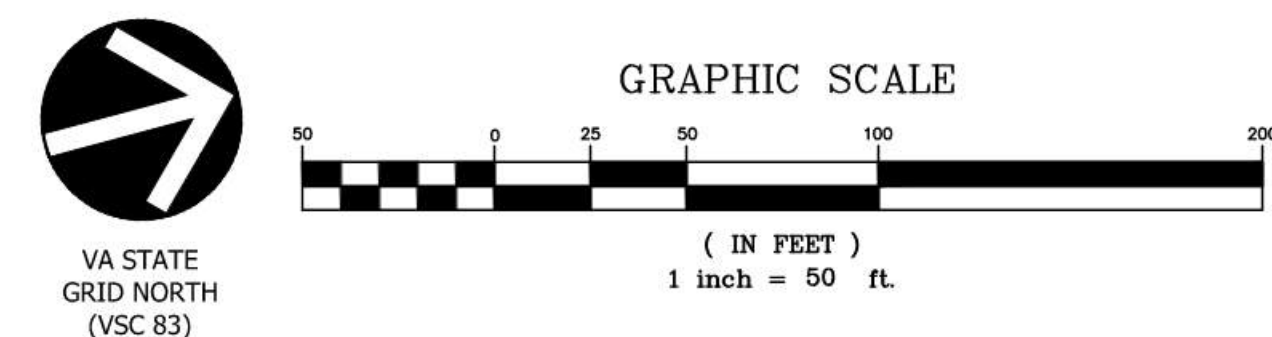
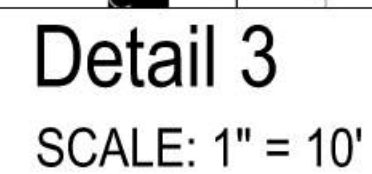


3500 PICKETT  
ROAD  
CITY OF FAIRFAX, VIRGINIA

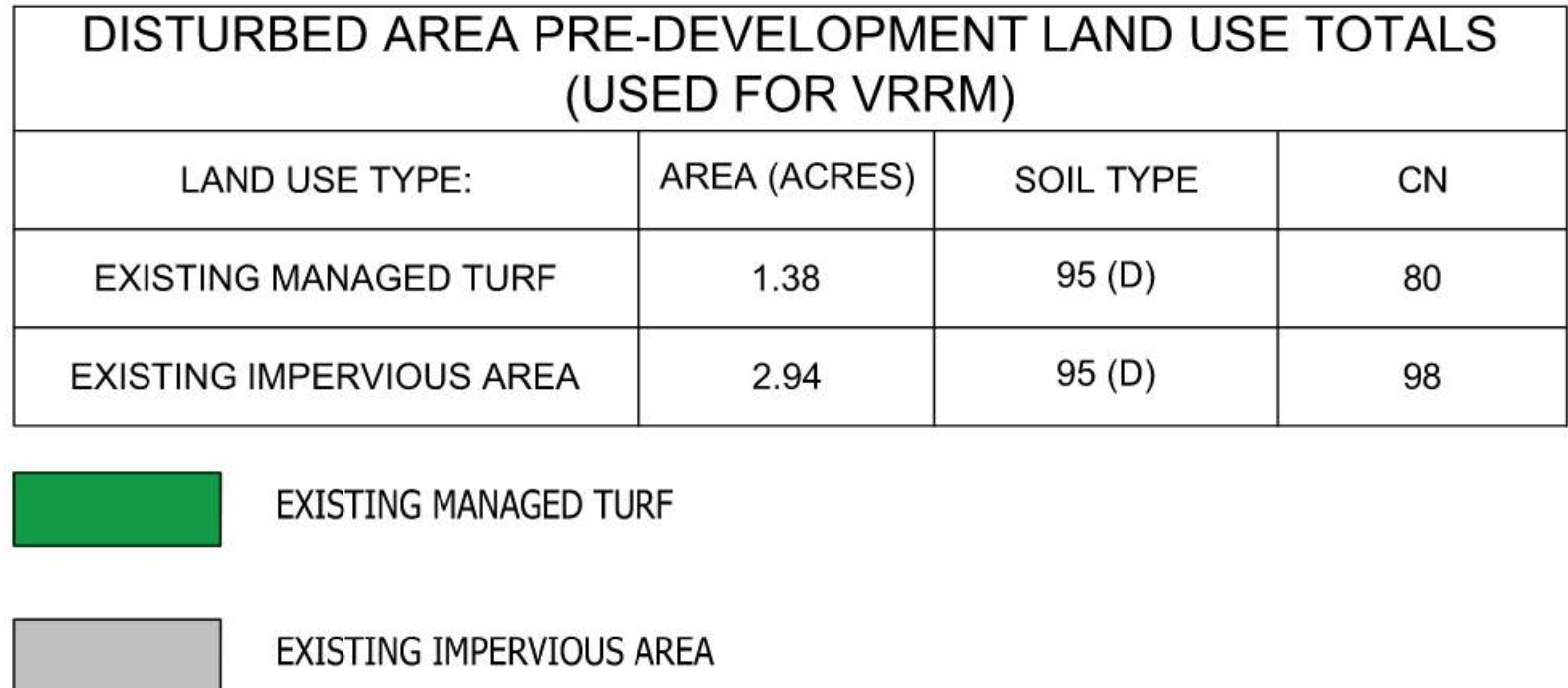
STREET  
SECTIONS

DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DATE ISSUED: NOVEMBER 22, 2019  
DWG. \_\_\_\_\_  
SCALE: AS SHOWN  
VIKA JOB NO. WV7583C  
SHEET NO. C-14

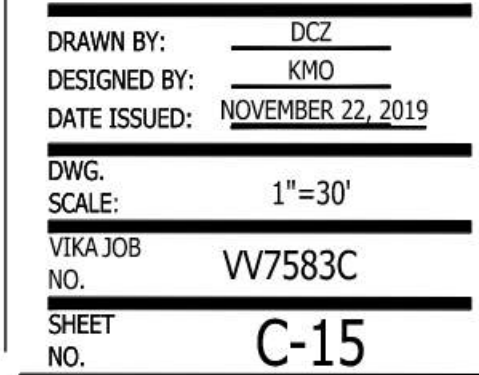




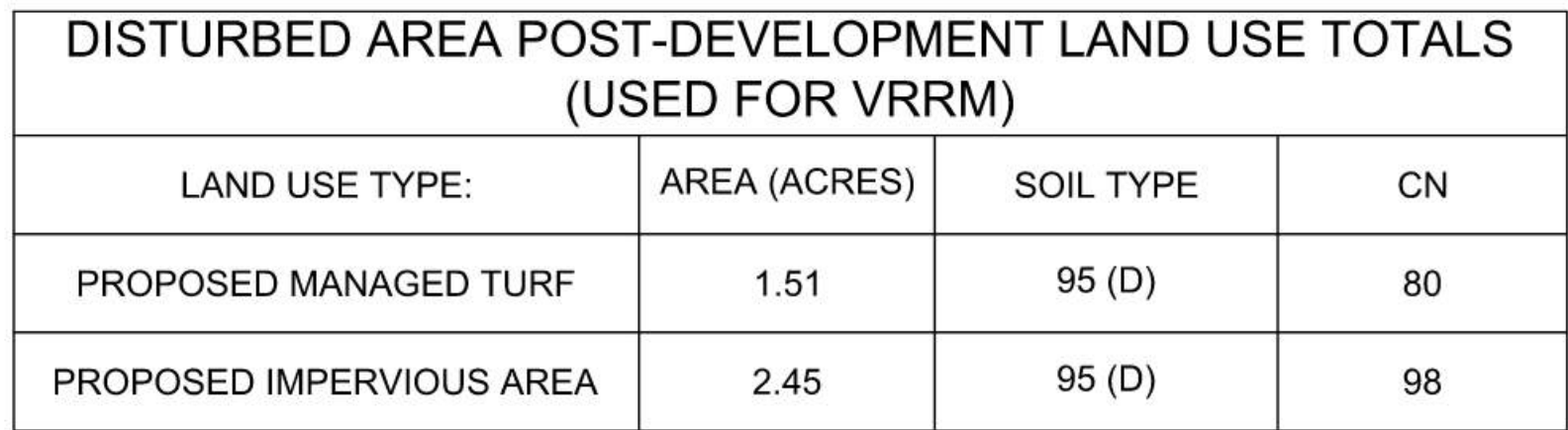






( IN FEET )  
1 inch = 30 ft.




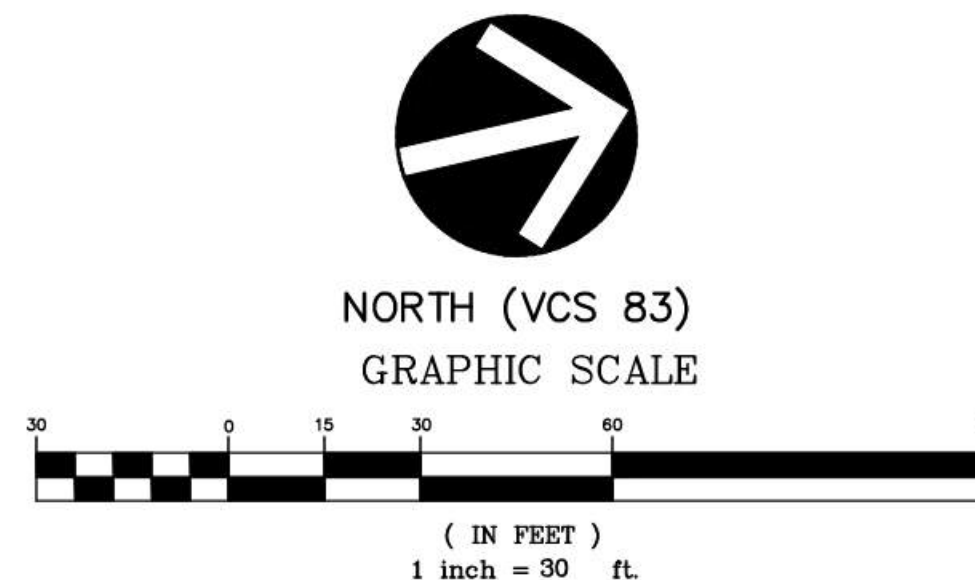




 PROPOSED MANAGED TURF

 PROPOSED IMPERVIOUS AREA

 PROPOSED STORMWATER FACILITY



SUMMARY/CONCLUSION:  
IT IS THE OPINION OF VIKI VIRGINIA THAT THIS PROJECT WILL HAVE NO ADVERSE EFFECT NOR CAUSE FLOODING OF ANY DOWN STREAM PROPERTY OR STRUCTURE AND THAT THE OUTFALL IS ADEQUATE.



# PROPOSED SWM MAP AND NARRATIVE

DRAWN BY: DCZ  
DESIGNED BY: KMO  
DATE ISSUED: NOVEMBER 22, 2019

DWG. NO. 1"=30'  
SCALE: 1"=30'  
T/A JOB NO. VV7583C

SHEET NO. C-16



Site Summary																															
Project Title: NA																															
Date: 43864																															
	<table> <tr> <td>Total Rainfall (in):</td><td>43</td></tr> <tr> <td>Total Disturbed Acreage:</td><td>3.96</td></tr> </table>	Total Rainfall (in):	43	Total Disturbed Acreage:	3.96																										
Total Rainfall (in):	43																														
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Site Land Cover Summary																															
Pre-ReDevelopment Land Cover (acres)																															
	<table> <tr> <th>A Soils</th><th>B Soils</th><th>C Soils</th><th>D Soils</th><th>Totals</th><th>% of Total</th></tr> <tr> <td>Forest/Open (acres)</td><td>0.00</td><td>0.00</td><td>0.00</td><td>0.00</td><td>0</td></tr> <tr> <td>Managed Turf (acres)</td><td>0.00</td><td>0.00</td><td>0.00</td><td>1.38</td><td>35</td></tr> <tr> <td>Impervious Cover (acres)</td><td>0.00</td><td>0.00</td><td>0.00</td><td>2.58</td><td>65</td></tr> <tr> <td></td><td></td><td></td><td></td><td>3.96</td><td>100</td></tr> </table>	A Soils	B Soils	C Soils	D Soils	Totals	% of Total	Forest/Open (acres)	0.00	0.00	0.00	0.00	0	Managed Turf (acres)	0.00	0.00	0.00	1.38	35	Impervious Cover (acres)	0.00	0.00	0.00	2.58	65					3.96	100
A Soils	B Soils	C Soils	D Soils	Totals	% of Total																										
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A Soils	B Soils	C Soils	D Soils	Totals	% of Total																										
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				3.96	100																										
Site Tv and Land Cover Nutrient Loads																															
	<table> <tr> <th></th><th>Final Post-Development (Post-ReDevelopment &amp; New Impervious)</th><th>Post- Re-Development</th><th>Post- Development (New Impervious)</th><th>Adjusted Pre- Re-Development</th></tr> <tr> <td>Site Rv</td><td>0.68</td><td>0.68</td><td>--</td><td>0.71</td></tr> <tr> <td>Treatment Volume (ft<sup>3</sup>)</td><td>9,819</td><td>9,819</td><td>--</td><td>10,149</td></tr> <tr> <td>TP Load (lb/yr)</td><td>6.17</td><td>6.17</td><td>--</td><td>6.38</td></tr> </table>		Final Post-Development (Post-ReDevelopment & New Impervious)	Post- Re-Development	Post- Development (New Impervious)	Adjusted Pre- Re-Development	Site Rv	0.68	0.68	--	0.71	Treatment Volume (ft <sup>3</sup> )	9,819	9,819	--	10,149	TP Load (lb/yr)	6.17	6.17	--	6.38										
	Final Post-Development (Post-ReDevelopment & New Impervious)	Post- Re-Development	Post- Development (New Impervious)	Adjusted Pre- Re-Development																											
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TP Load (lb/yr)	6.17	6.17	--	6.38																											
Total TP Load Reduction Required (lb/yr)																															
	<table> <tr> <td>1.07</td><td>1.07</td><td>0</td></tr> </table>	1.07	1.07	0																											
1.07	1.07	0																													
	<table> <tr> <th>Pre-ReDevelopment TP Load per acre (lb/acre/yr)</th><th>Final Post-Development TP Load per acre (lb/acre/yr)</th><th>Post-ReDevelopment TP Load per acre (lb/acre/yr)</th></tr> <tr> <td>1.61</td><td>1.56</td><td>1.56</td></tr> </table>	Pre-ReDevelopment TP Load per acre (lb/acre/yr)	Final Post-Development TP Load per acre (lb/acre/yr)	Post-ReDevelopment TP Load per acre (lb/acre/yr)	1.61	1.56	1.56																								
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1.61	1.56	1.56																													
	<table> <tr> <th></th><th>Final Post-Development Load (Post-ReDevelopment &amp; New Impervious)</th><th>Pre- Re-Development</th></tr> <tr> <td>TN Load (lb/yr)</td><td>44.13</td><td>45.62</td></tr> </table>		Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre- Re-Development	TN Load (lb/yr)	44.13	45.62																								
	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre- Re-Development																													
TN Load (lb/yr)	44.13	45.62																													

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%
--	-----

Total Runoff Volume Reduction (ft³)	1,350	
Total TP Load Reduction Achieved (lb/yr)	1.17	
Total TN Load Reduction Achieved (lb/yr)	9.70	
Remaining Post Development TP Load (lb/yr)	5.00	
Remaining TP Load Reduction (lb/yr) Required	0.00	<b>** TARGET TP REDUCTION EXCEEDED BY 0.1 LB/YEAR **</b>

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	1.51	0.00	0.00	0.00	0.00	1.51
Impervious Cover (acres)	2.45	0.00	0.00	0.00	0.00	2.45
<b>Total Area (acres)</b>	<b>3.96</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3.96</b>

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	1.17	0.00	0.00	0.00	0.00	1.17
TN Load Reduced (lb/yr)	9.70	0.00	0.00	0.00	0.00	9.70

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	1.51	1.51	38
Impervious Cover (acres)	0.00	0.00	0.00	2.45	2.45	62
					<b>3.96</b>	

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft <sup>3</sup> )	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	0.5	1.25	4,764.38	0.00	2.99	1.64	1.35	

Total Impervious Cover Treated (acres)	0.90
Total Turf Area Treated (acres)	0.30
Total TP Load Reduction Achieved in D.A. (lb/yr)	1.17
Total TN Load Reduction Achieved in D.A. (lb/yr)	9.70

	1-year storm	2-year storm	10-year storm
Target Rainfall Event (in)	2.62	3.17	4.87

Drainage Areas	RV & CN	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	Drainage Area E
CN	91	0	0	0	0	0
RR ( $R^2$ )	1,350	0.00	0.00	0.00	0.00	0.00
1-year return period	RV w/ RR (w-in)	1.72	0.00	0.00	0.00	0.00
	RV w/ RR (w-out)	1.63	0.00	0.00	0.00	0.00
	CN adjusted	90	0	0	0	0
2-year return period	RV w/ RR (w-in)	2.23	0.00	0.00	0.00	0.00
	RV w/ RR (w-out)	2.14	0.00	0.00	0.00	0.00
	CN adjusted	90	0	0	0	0
10-year return period	RV w/ RR (w-in)	3.36	0.00	0.00	0.00	0.00
	RV w/ RR (w-out)	3.76	0.00	0.00	0.00	0.00
	CN adjusted	90	0	0	0	0

Impervious DA to Bioretention=	0.42 acres
Pervious DA to Bioretention=	0.16 acres
Rv=	0.37
1" Water Quality Volume=	772 ft <sup>3</sup>

Minimum Required Surface Area=	406 ft <sup>2</sup>
Provided Surface Area=	625 ft <sup>2</sup>
Void Ratio of Ponding (6")=	1
Void Ratio of Soil Media=	0.25
Void Ratio of 12" Stone Sump=	0.4
Design Depth of Media Filter=	4.0 ft
Storage Depth of Bioretention Filter=	1.90 ft

Provided Storage Volume=	1187.5 ft <sup>3</sup>
--------------------------	------------------------

Impervious DA to Bioretention=	0.42 acres
Pervious DA to Bioretention=	0.16 acres
Rv=	0.76
1" Water Quality Volume=	1600 ft <sup>3</sup>

Minimum Required Surface Area=	842 ft <sup>2</sup>
Provided Surface Area=	1125 ft <sup>2</sup>
Void Ratio of Ponding (6")=	1
Void Ratio of Soil Media=	0.25
Void Ratio of 12" Stone Sump=	0.4
Design Depth of Media Filter=	4.0 ft
Storage Depth of Bioretention Filter=	1.90 ft

<b>Provided Storage Volume=</b>		<b>2138 ft<sup>3</sup></b>
---------------------------------	--	----------------------------

RECOMMENDED  
MAX 3:1 SLOPE

SHREDDED HARDWOOD  
MULCH LAYER

BIORETENTION SOIL MEDIA  
(MINIMUM 24")

BIORETENTION AREA  
MAXIMUM  
12" BONDING DEPTH

MINIMUM 3" DEPTH CHOKER STONE  
ABOVE CROWN OF UNDERDRAIN  
(OPTIONAL STONE RESERVOIR ABOVE  
UNDERDRAIN)

FILTER FABRIC (PLACED ON  
CHOKER STONE OVER  
UNDERDRAIN ONLY, 1' x 2' TO  
EITHER SIDE)

PERFORATED UNDERDRAIN  
PIPE (10" SPACING MAX)

### TYPICAL LEVEL 1 BIO-RETENTION BASIN

Impervious DA to Bioretention=	0.42 acres
Pervious DA to Bioretention=	0.16 acres
Rv=	0.37
1" Water Quality Volume=	772 ft <sup>3</sup>

Minimum Required Surface Area=	406 ft <sup>2</sup>
Provided Surface Area=	1178 ft <sup>2</sup>
Void Ratio of Ponding (6")=	1
Void Ratio of Soil Media=	0.25
Void Ratio of 12" Stone Sump=	0.4
Design Depth of Media Filter=	4.0 ft
Storage Depth of Bioretention Filter=	1.90 ft

Provided Storage Volume=	2238.2 ft <sup>3</sup>
--------------------------	------------------------

Impervious DA to Bioretention=	0.42 acres
Pervious DA to Bioretention=	0.16 acres
Rv=	0.76
1" Water Quality Volume=	1600 ft <sup>3</sup>

Minimum Required Surface Area=	842 ft <sup>2</sup>
Provided Surface Area=	1125 ft <sup>2</sup>
Void Ratio of Ponding (6")=	1
Void Ratio of Soil Media=	0.25
Void Ratio of 12" Stone Sump=	0.4
Design Depth of Media Filter=	4.0 ft
Storage Depth of Bioretention Filter=	1.90 ft

<b>Provided Storage Volume=</b>		<b>2138 ft<sup>3</sup></b>
---------------------------------	--	----------------------------

Diagram illustrating a stormwater management system. The system includes an overflow bypass, a chamber with a depth of 12" MIN. (80" MAX.), and a chamber height of 8" MIN. The chamber contains three circular underdrains. An optional perforated underdrain is also shown. The system is designed to manage stormwater runoff, with a 12" MIN. depth and an 8" MIN. chamber height.

### TYPICAL UNDERGROUND DETENTION CHAMBER

ENGINEERING SURVEYING/GEOMATIC  
LANDSCAPE ARCHITECTURE PLANNING  
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8180 GREENSBORO DRIVE SUITE 200  
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PHONE: (703) 442-7800  
FAX: (703) 761-2787  
TYSONS, VA. GERMANTOWN, MD

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## EYA DEVELOPMENT LLC

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COOLEY LLP

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LANDSCAPE ARCHITECT  
STUDIO 39

6416 GROVEDALE DRIVE  
ALEXANDRIA, VA 22310  
ATTN: JOE PLUMPE  
(703) 719-6500

2ND SUBMISSION	02/07/202
RESUBMISSION	04/10/202



3500 PICKETT  
ROAD

CITY OF FAIRFAX, VIRGINIA

## SWM COMPUTATIONS AND DETAILS

DRAWN BY:	DCZ
DESIGNED BY:	KMO
DATE ISSUED:	NOVEMBER 22, 2011
DWG. SCALE:	N/A
VIRAJA JOB NO.	WV7583C
SHEET NO.	C-17





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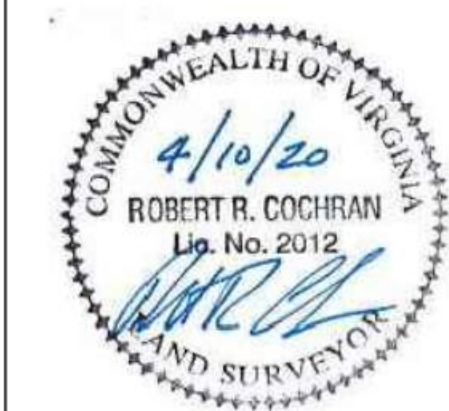
**DEVELOPER**  
EYA DEVELOPMENT LLC  
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SUITE 300  
BETHESDA, MD 20814  
301-634-8614

**LAND USE ATTORNEY:**  
**COOLEY LLP**  
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ALEXANDRIA, VA 22310  
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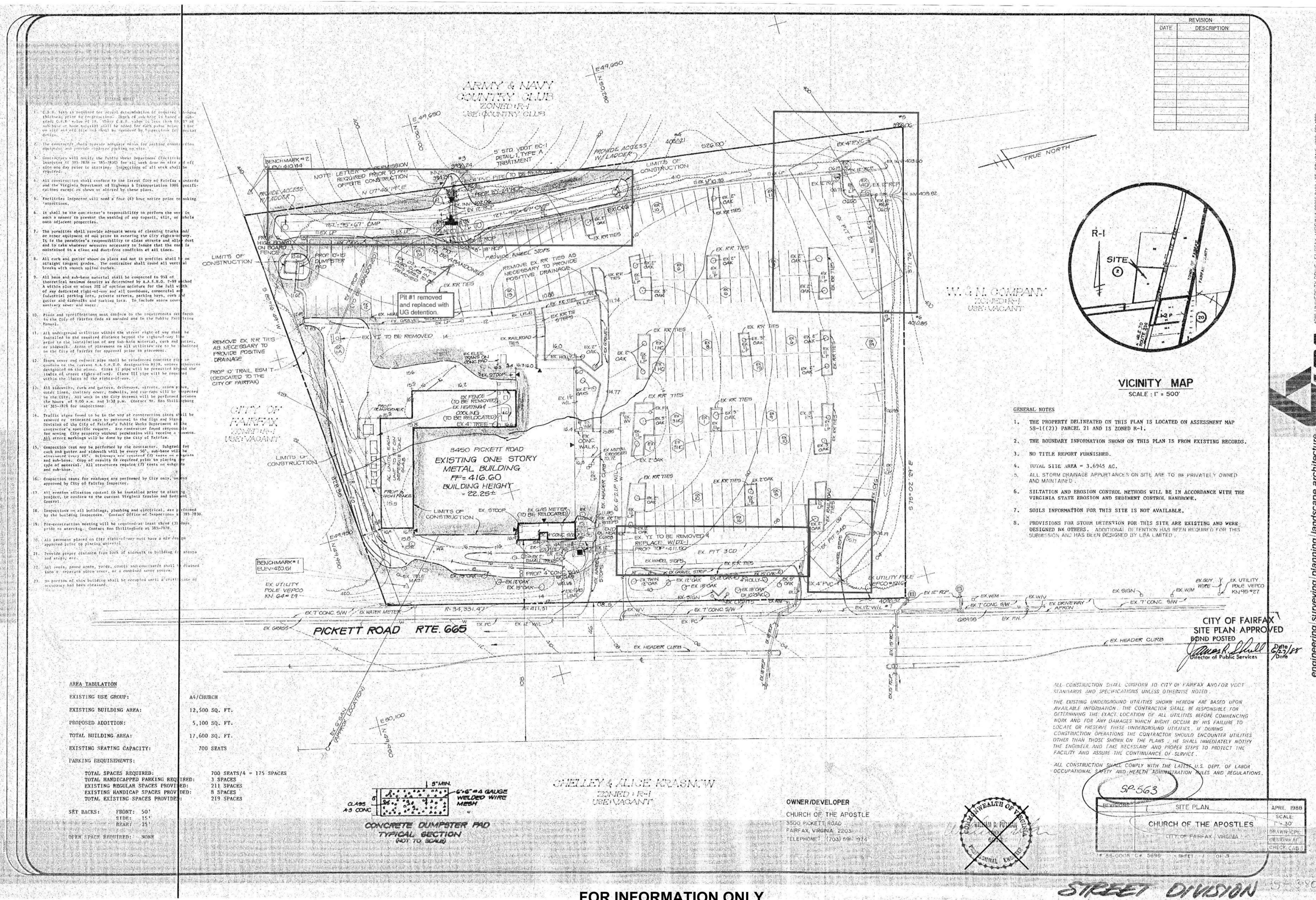
PROFESSIONAL SEA



3500 PICKETT  
ROAD  
CITY OF FAIRFAX, VIRGINIA

EXISTING SWM  
PLAN

DRAWN BY:	DCZ
DESIGNED BY:	KMO
DATE ISSUED:	NOVEMBER 22, 2019
DWG. SCALE:	N/A
VIKA JOB NO.	VV7583C
SHEET NO.	C-18

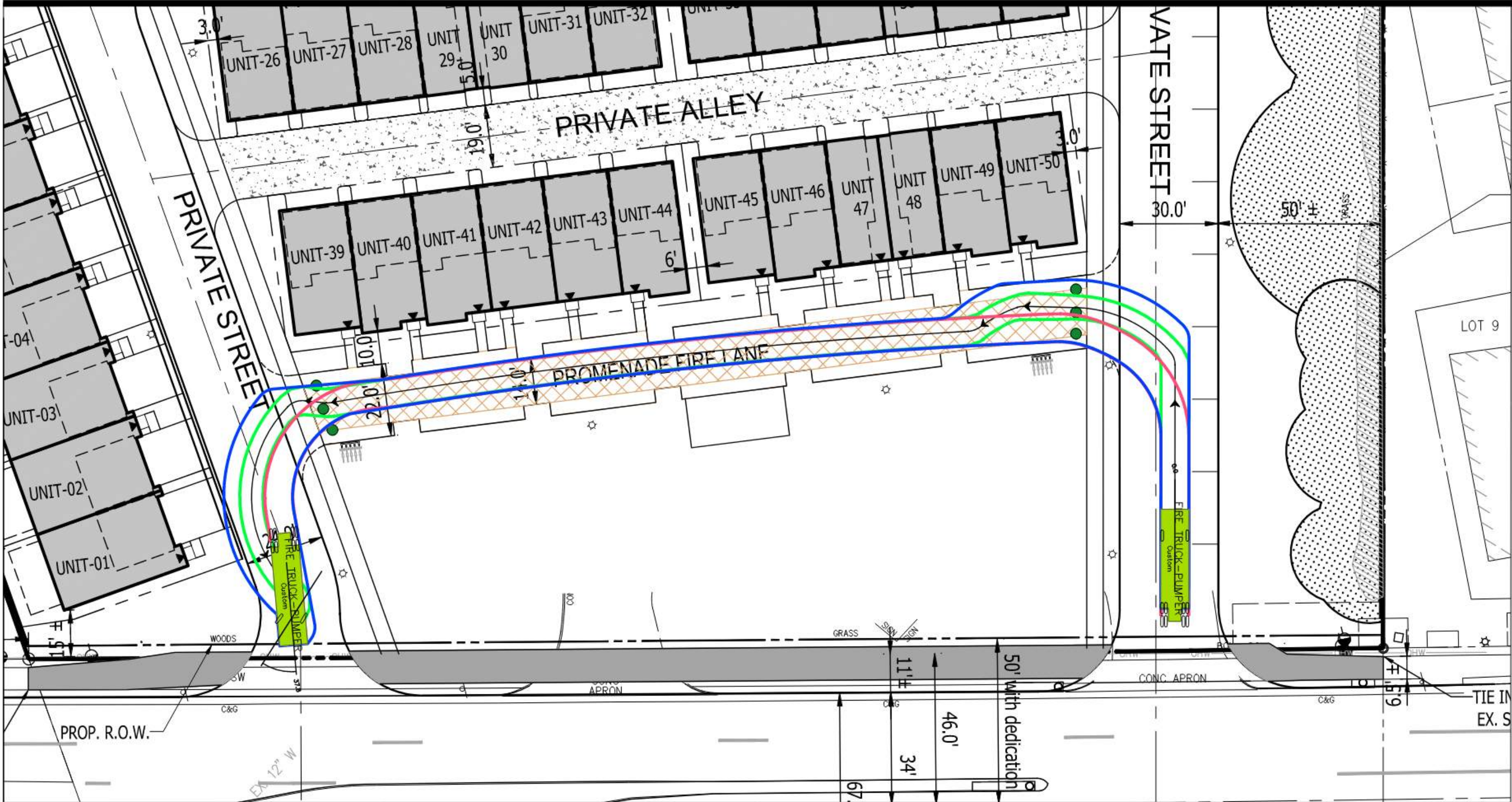


**FOR INFORMATION ONLY**





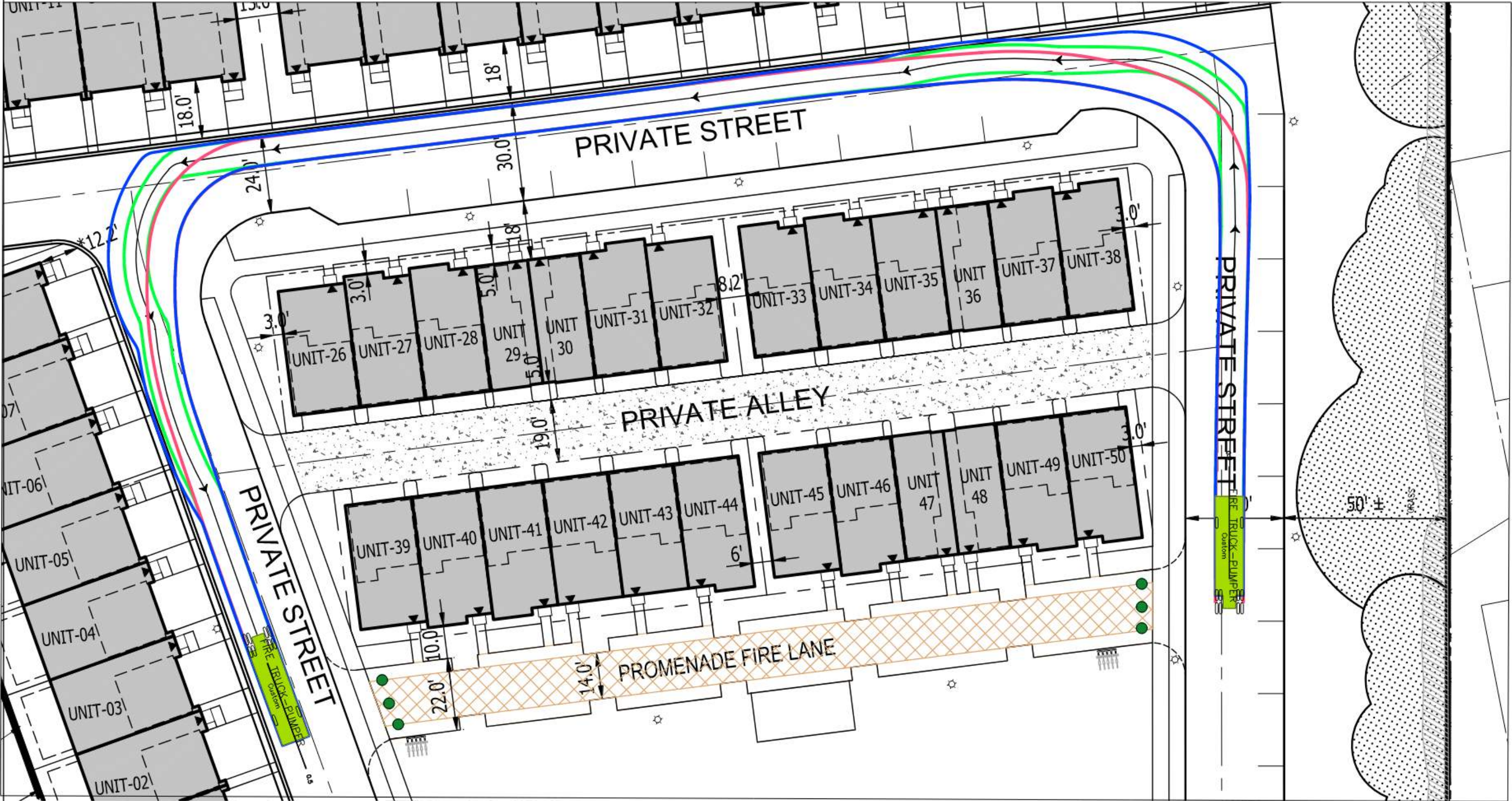




FIRE TRUCK - PUMPER



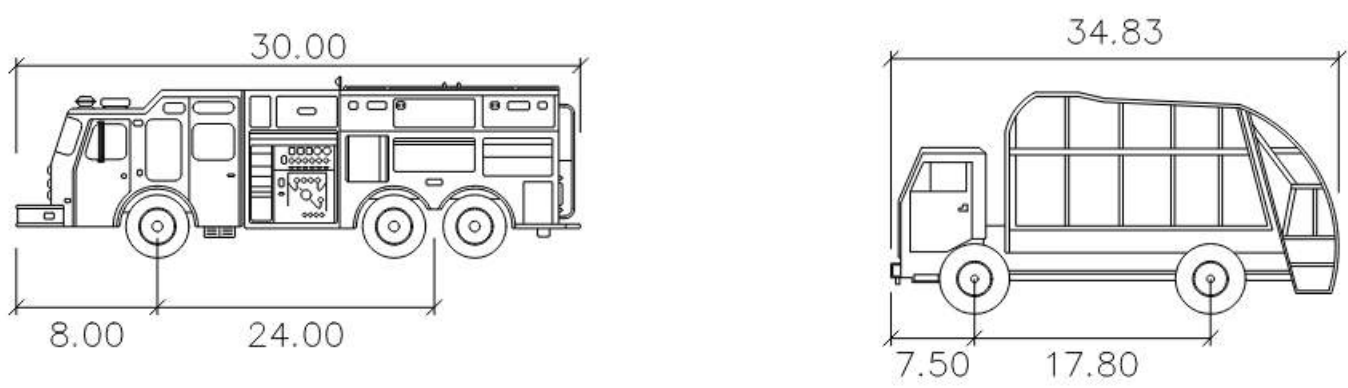
FRONT LOAD - TRASH TRUCK



FIRE TRUCK - PUMPER



FRONT LOAD - TRASH TRUCK



FIRE TRUCK-PUMPER

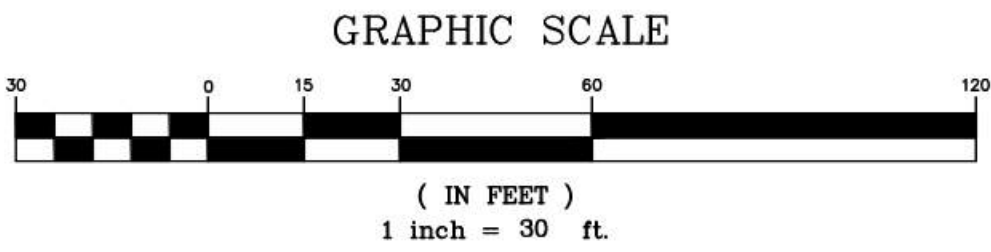
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Track : 8.50  
Lock to Lock Time : 6.0  
Steering Angle : 37.8

BFI

Width : 8.00  
Track : 8.00  
Lock to Lock Time : 6.0  
Steering Angle : 25.7

LEGEND

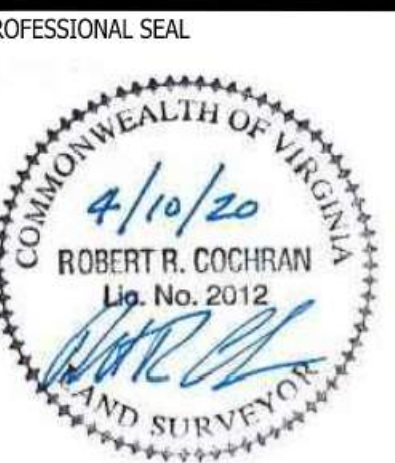
- FRONT TIRES
- REAR TIRES
- VEHICLE BODY



**VIVA**  
ENGINEERING SURVEYING/GEOMATICS  
LANDSCAPE ARCHITECTURE PLANNING  
VIVA VIRGINIA, LLC  
8180 GREENSBORO DRIVE SUITE 200  
TYSONS, VIRGINIA 22102  
PHONE: (703) 442-7800  
FAX: (703) 761-2787  
TYSONS, VA. GERMANTOWN, MD.  
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**DEVELOPER**  
EYA DEVELOPMENT LLC  
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301-634-8614  
**LAND USE ATTORNEY:**  
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ATTN: MARK LOONEY  
(703) 456-8039  
**LANDSCAPE ARCHITECT:**  
STUDIO 39  
6416 GROVEDALE DRIVE  
ALEXANDRIA, VA 22310  
ATTN: JOE PLUMPE  
(703) 719-6500

REVISIONS	DATE
2ND SUBMISSION	02/07/2020
RESUBMISSION	04/10/2020



3500 PICKETT ROAD  
CITY OF FAIRFAX, VIRGINIA

AUTOTURN EXHIBIT

DRAWN BY: RYM  
DESIGNED BY: PR  
DATE ISSUED: NOVEMBER 22, 2019  
DWG. SCALE: AS SHOWN  
VIAJOB NO. WV7583C  
SHEET NO. C-20





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## DEVELOPER

FA DEVELOPMENT LLC  
00 HAMPTON LANE  
ITE 300  
THESDA, MD 20814  
1-634-8614

AND USE ATTORNEY:

DOOLEY LLP  
951 FREEDOM DRIVE  
STON, VA 20190-5656  
ATTN: MARK LOONEY  
(703) 456-8039

## LANDSCAPE ARCHITECT:

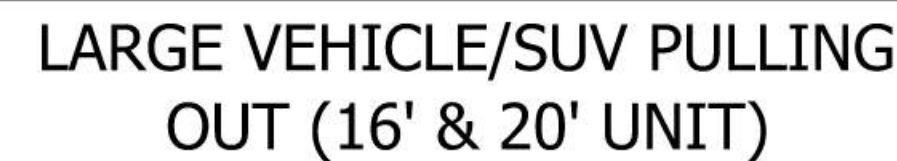
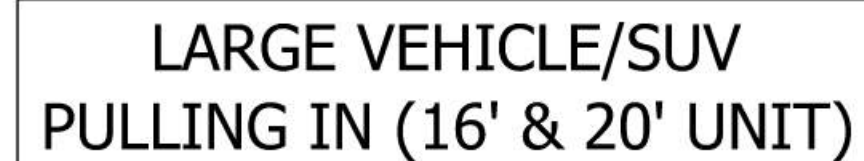
**STUDIO 39**  
16 GROVEDALE DRIVE  
LEXANDRIA, VA 22310  
ATTN: JOE PLUMPE  
(703) 719-6500

PROFESSIONAL SEAL

3500 PICKETT  
ROAD  
CITY OF FAIRFAX, VIRGINIA

## TOWNHOME AUTOTURN

DRAWN BY: RYM  
 DESIGNED BY: PR  
 DATE ISSUED: NOVEMBER 22, 2019  
 \_\_\_\_\_  
 DWG. SCALE: AS SHOWN  
 \_\_\_\_\_  
 KA JOB NO. WV7583C  
 \_\_\_\_\_  
 SHEET NO. C-21



	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

### LEGEND

FRONT TIRES

REAR TIRES

VEHICLE BODY

— GRAPHIC SHOWN MEETS SUV LENGTH DIMENSIONS



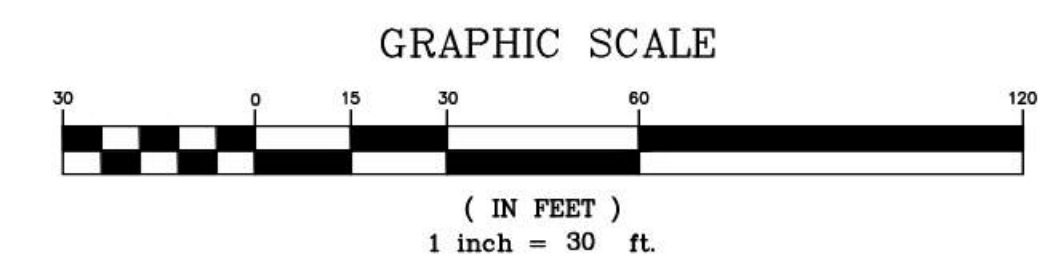
	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

### LEGEND

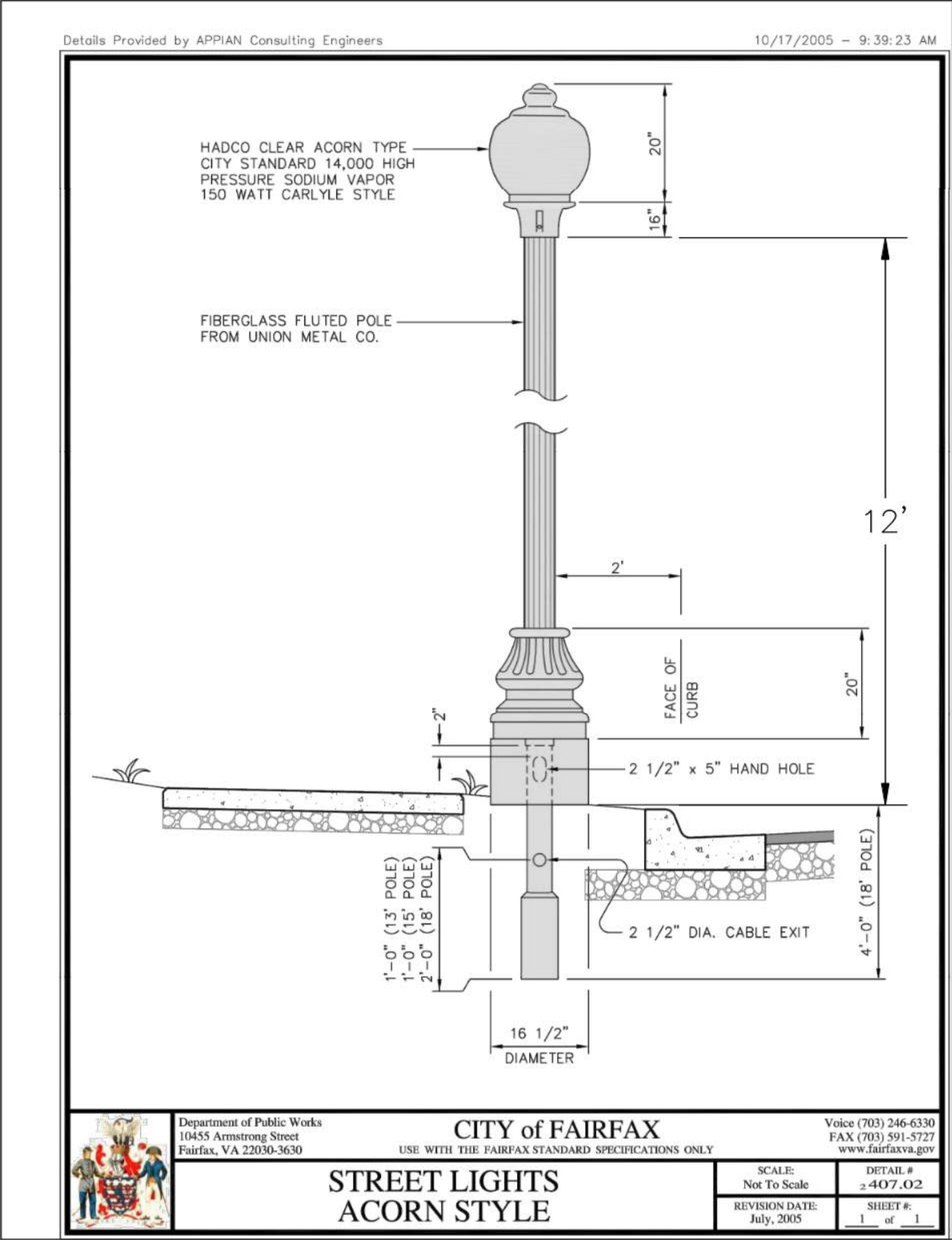
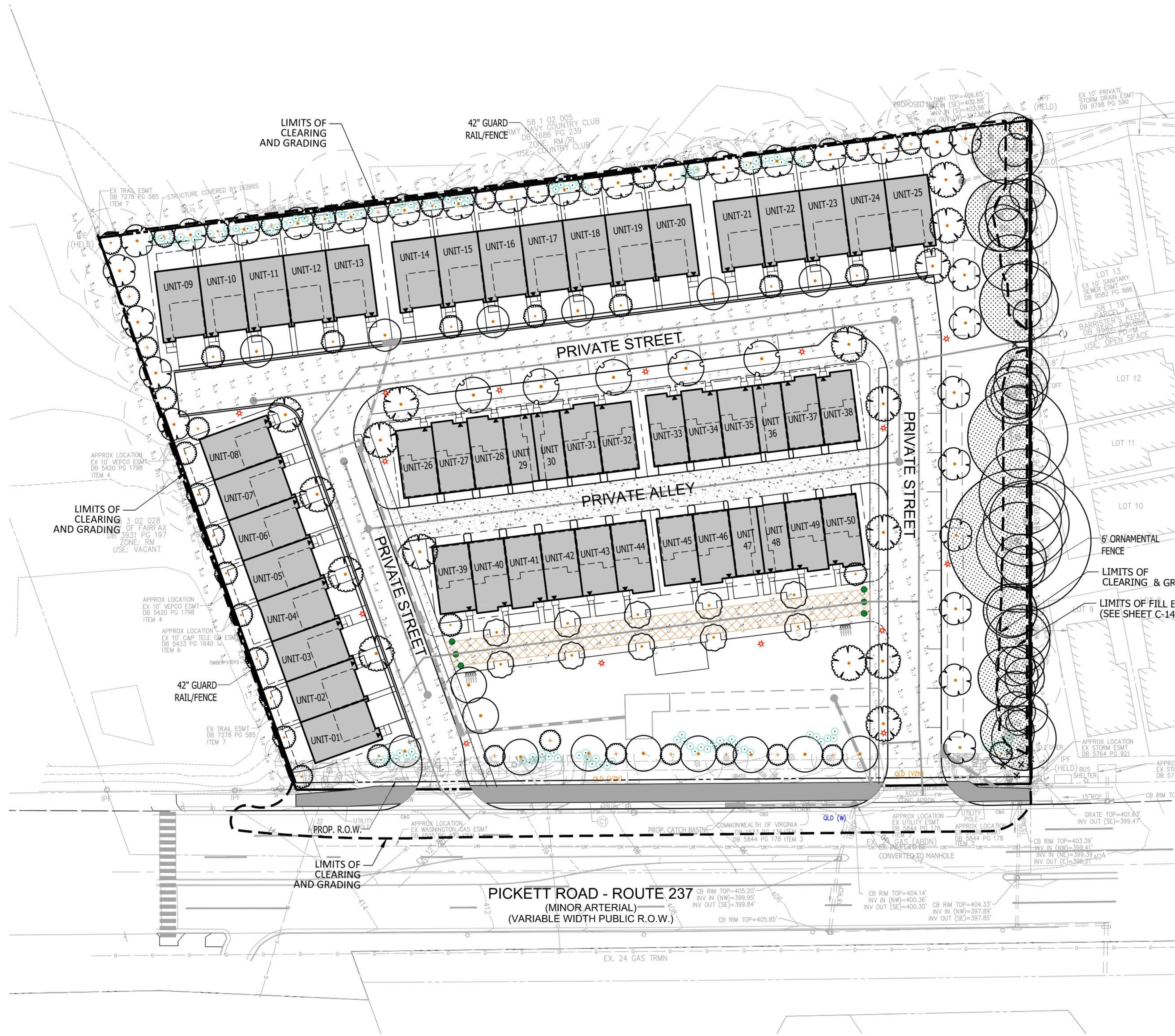
FRONT TIRES

REAR TIRES

VEHICLE BODY







**MetroScape LED Post-Top Comfort (MPTR)**  
by PHILIPS LUMEC OR EQUAL  
**INTERNAL STREET LIGHT FIXTURE**

ENGINEERING SURVEYING/GEOMATICS  
LANDSCAPE ARCHITECTURE PLANNING  
**VIKA VIRGINIA, LLC**  
8180 GREENSBORO DRIVE SUITE 200  
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REVISIONS	DATE
2ND SUBMISSION	02/07/2020
RESUBMISSION	04/10/2020

PROFESSIONAL SEAL

**3500 PICKETT ROAD**  
CITY OF FAIRFAX, VIRGINIA

**SITE LIGHTING AND PHOTOMETRICS**

DRAWN BY: PR  
DESIGNED BY: PR  
DATE ISSUED: NOVEMBER 22, 2019  
DWG. SCALE: AS SHOWN  
VIKA JOB NO. VV7583C  
SHEET NO. C-22





ENGINEERING SURVEYING/GEOMATICS  
LANDSCAPE ARCHITECTURE PLANNING  
VIKA VIRGINIA, LLC  
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TYSONS, VIRGINIA 22102  
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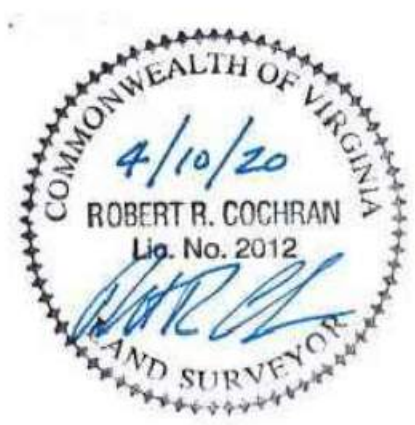
REVISIONS

2ND SUBMISSION  
RESUBMISSION

DATE

02/07/2020  
04/10/2020

PROFESSIONAL SEAL



3500 PICKETT

ROAD

CITY OF FAIRFAX, VIRGINIA

ARCHITECTURAL

ELEVATIONS

DRAWN BY:

DESIGNED BY:

DATE ISSUED:

DWG.

SCALE:

VIKA JOB

NO.

SHEET

NO.

PR

NOVEMBER 22, 2019

AS SHOWN

WV7583C

A-1

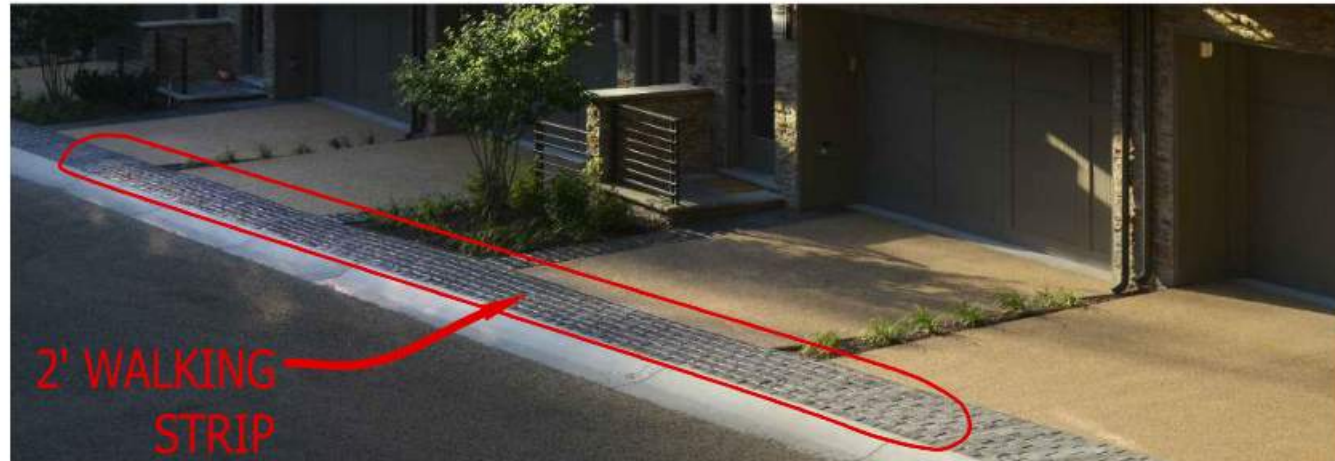
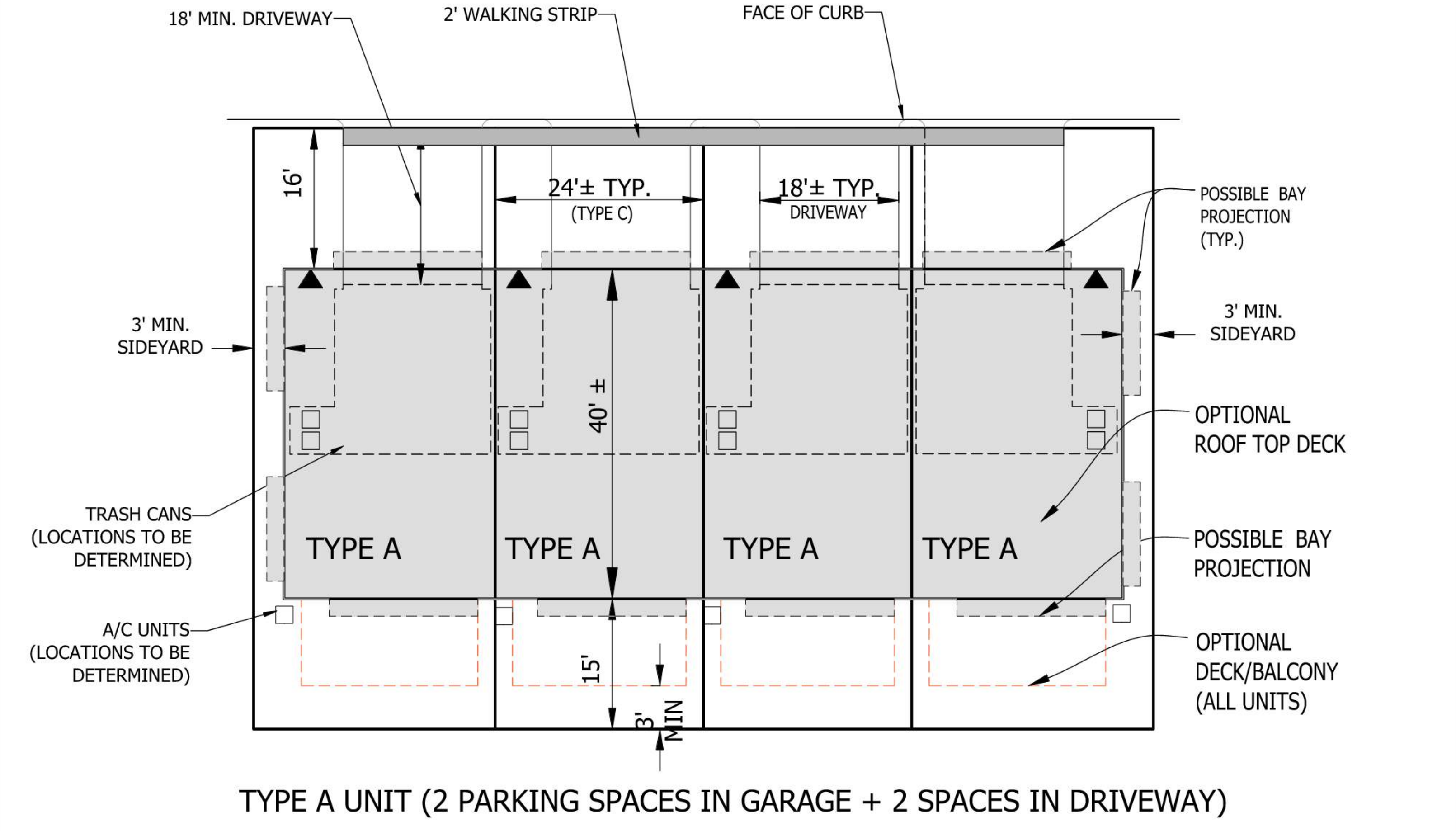


**B** TYPICAL BUILDING ELEVATIONS (UNIT A)  
Scale: 1/8" = 1'-0"  
FRONT LOAD ELEVATIONS



**A** TYPICAL BUILDING ELEVATIONS (UNIT B & C)  
Scale: 1/8" = 1'-0"  
REAR LOAD ELEVATIONS





- NOTES:
1. FINAL LOT WIDTH AND DEPTHS SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS AND PLATS.
  2. SETBACKS ARE MEASURED TO THE OUTER VERTICAL FACADES AND DO NOT INCLUDE ANY ARCHITECTURAL ELEMENTS SUCH AS BAY WINDOWS, COVERED BALCONIES, PORCHES, CHIMNEYS, EAVES, ETC.
  3. GARAGE LAYOUT TO BE DETERMINED AT BUILDING PERMIT.
  4. STOOPS, AIR CONDITIONERS AND HEAT PUMPS MAY EXTEND INTO SIDE YARDS TO WITHIN 1' OF PROPERTY LINE.
  5. BAY WINDOWS AND CHIMNEYS MAY EXTEND TO WITHIN 2' OF ANY SIDE PROPERTY LINE.
  6. GARAGE DOOR WILL BE INSET 2' TO ALLOW FOR AN 18' DRIVEWAY.

**VIVA**  
ENGINEERING SURVEYING/GEOMATICS  
LANDSCAPE ARCHITECTURE PLANNING  
VIVA VIRGINIA, LLC  
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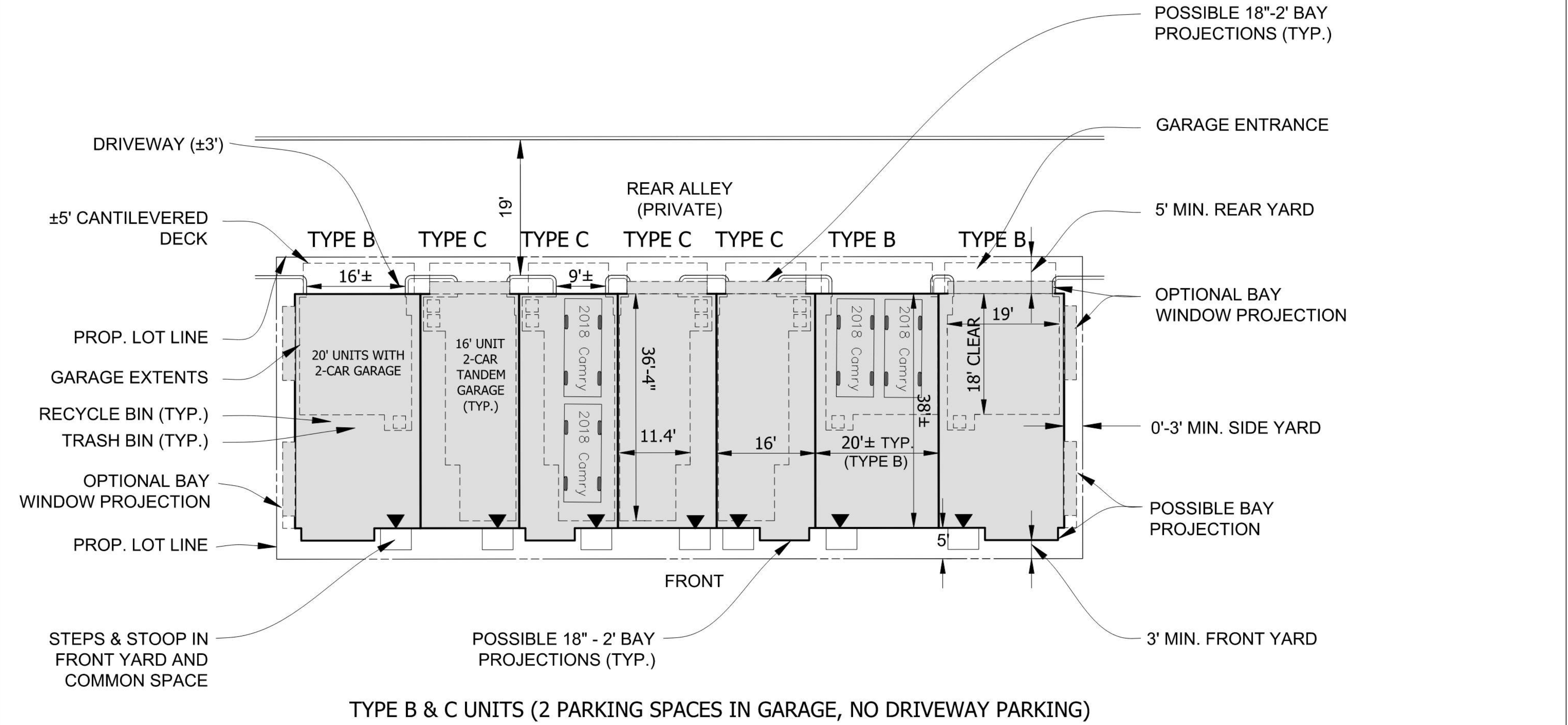
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**DEVELOPER**  
EYA DEVELOPMENT LLC  
4800 HAMPTON LANE  
SUITE 300  
BETHESDA, MD 20814  
301-634-8614

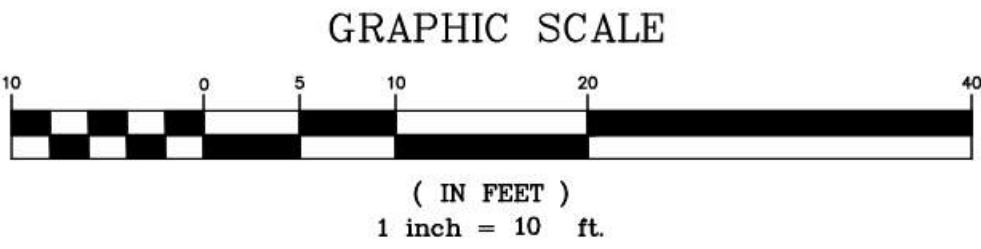
**LAND USE ATTORNEY:**  
COOLEY LLP  
11951 FREEDOM DRIVE  
RESTON, VA 20190-5656  
ATTN: MARK LOONEY  
(703) 456-8039

**LANDSCAPE ARCHITECT:**  
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6416 GROVEDALE DRIVE  
ALEXANDRIA, VA 22310  
ATTN: JOE PLUMPE  
(703) 719-6500

REVISIONS	DATE
2ND SUBMISSION	02/07/2020
RESUBMISSION	04/10/2020



- NOTES:
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  2. SETBACKS ARE MEASURED TO THE OUTER VERTICAL FACADES AND DO NOT INCLUDE ANY ARCHITECTURAL ELEMENTS SUCH AS BAY WINDOWS, COVERED BALCONIES, PORCHES, CHIMNEYS, EAVES, ETC.
  3. GARAGE LAYOUT TO BE DETERMINED AT BUILDING PERMIT.
  4. ROOFTOP DECKS MAYBE ADDED.
  5. STOOPS, AIR CONDITIONERS AND HEAT PUMPS MAY EXTEND INTO SIDE YARDS TO WITHIN 1' OF PROPERTY LINE.
  6. AIR CONDITIONERS AND HEAT PUMPS MAY EXTEND INTO REAR YARDS TO THE PROPERTY LINE.
  7. BAY WINDOWS AND CHIMNEYS MAY EXTEND TO WITHIN 2' OF ANY SIDE PROPERTY LINE AND 1' OF ANY REAR PROPERTY LINE.



PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA  
4/10/20  
ROBERT R. COCHRAN  
Lic. No. 2012  
LAND SURVEYOR

3500 PICKETT ROAD  
CITY OF FAIRFAX, VIRGINIA

TOWNHOME DETAILS

DRAWN BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DATE ISSUED: NOVEMBER 22, 2019

DWG. SCALE: 1" = 10'  
VIVA JOB NO. VV7583C  
SHEET NO. A-2





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**DEVELOPER**  
 A DEVELOPMENT LLC  
 00 HAMPTON LANE  
 SUITE 300  
 THESDA, MD 20814  
 1-634-8614

ND USE ATTORNEY:  
OOLEY LLP  
951 FREEDOM DRIVE  
STON, VA 20190-5656  
TN: MARK LOONEY  
(703) 456-8039

LANDSCAPE ARCHITECT:  
STUDIO 39  
16 GROVEDALE DRIVE  
EXANDRIA, VA 22310  
TN: JOE PLUMPE  
(703) 719-6500

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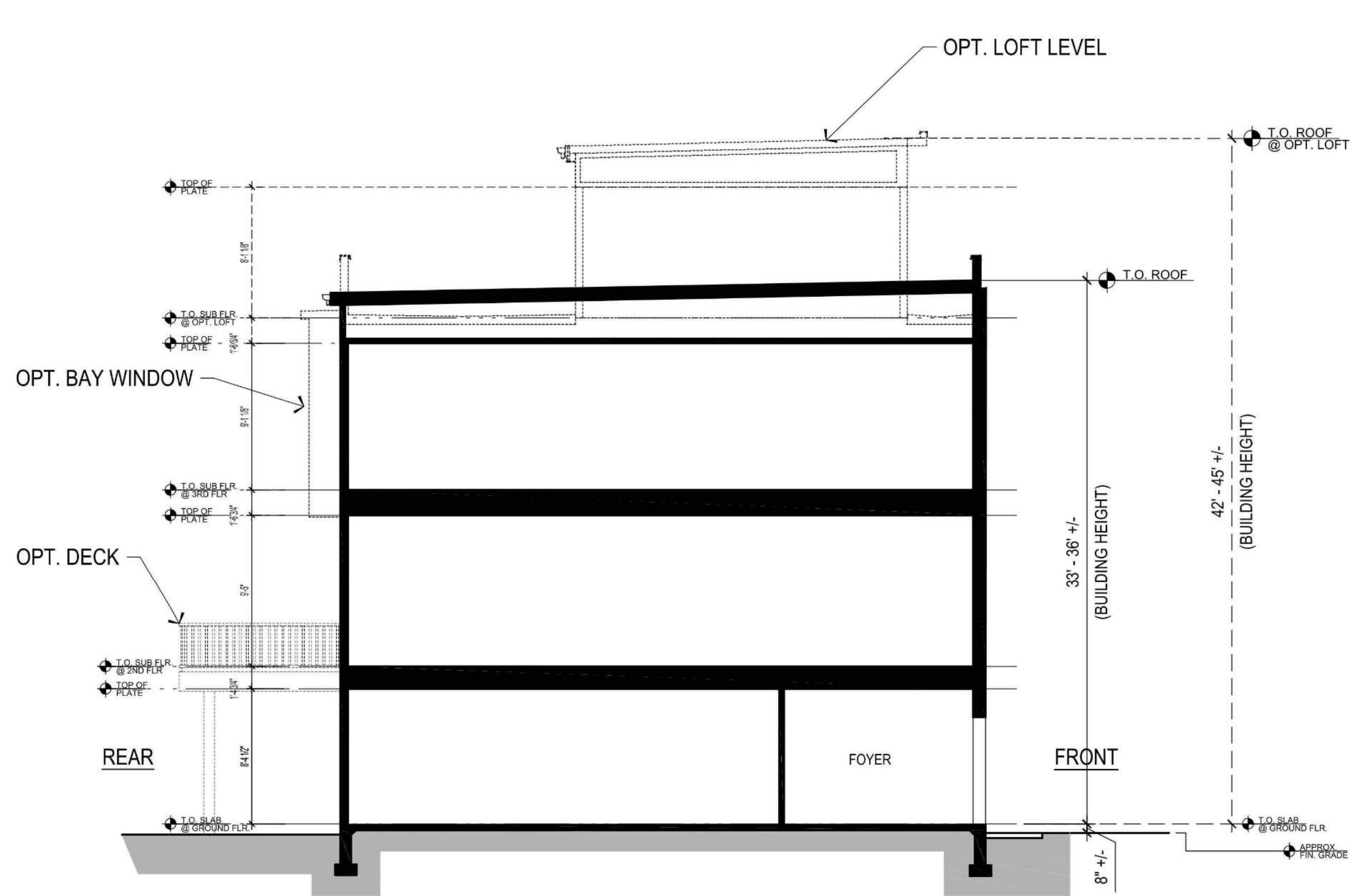
PROFESSIONAL SEAL



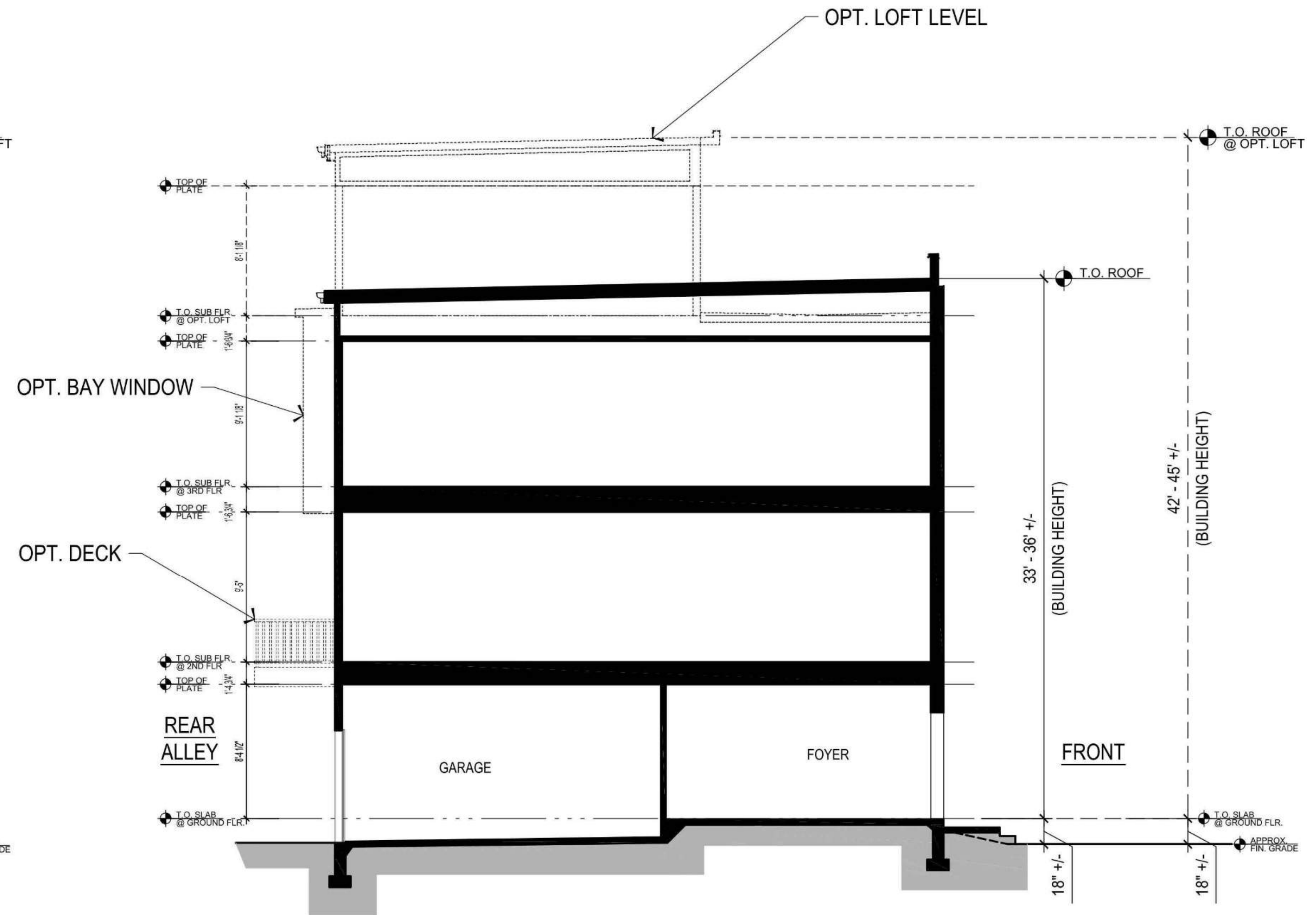
3500 PICKETT  
ROAD  
CITY OF FAIRFAX, VIRGINIA

## ARCHITECTURAL SECTIONS

DRAWN BY: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 DATE ISSUED: NOVEMBER 22, 2019  
 \_\_\_\_\_  
 AVG. SCALE: AS SHOWN  
 \_\_\_\_\_  
 KA JOB NO. W7583C  
 \_\_\_\_\_  
 SHEET NO. A-3



**B** **TYPICAL BUILDING SECTION (UNIT A)**  
Scale: 3/16" = 1'-0" **FRONT LOAD UNITS**



**A** **TYPICAL BUILDING SECTION (UNIT B & C)**  
Scale: 3/16" = 1'-0" **REAR LOAD UNITS**





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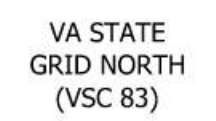
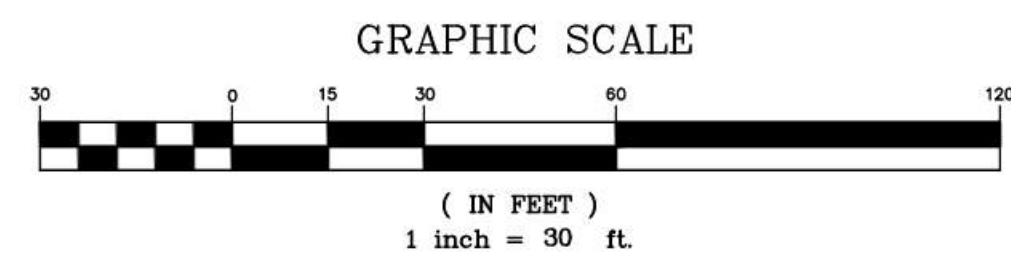
## DEVELOPER

AND USE ATTORNEY:  
OOLEY LLP

LANDSCAPE ARCHITECT:  
STUDIO 39  
16 GROVEDALE DRIVE  
ALEXANDRIA, VA 22310  
ATTN: JOE PLUMPE  
(703) 719-6500

PROFESSIONAL SEAL

DRAWN BY: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_ PR \_\_\_\_\_  
 DATE ISSUED: NOVEMBER 22, 2019  
 \_\_\_\_\_  
 AVG. \_\_\_\_\_  
 SCALE: AS SHOWN  
 \_\_\_\_\_  
 KA JOB \_\_\_\_\_  
 NO. VV7583C  
 \_\_\_\_\_  
 SHEET \_\_\_\_\_  
 NO. L-01







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**DEVELOPER**  
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LANDSCAPE ARCHITECT:  
**STUDIO 39**  
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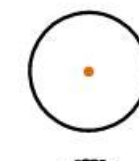
PROFESSIONAL SEAL



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ROAD  
CITY OF FAIRFAX, VIRGINIA

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 DESIGNED BY: \_\_\_\_\_ PR \_\_\_\_\_  
 DATE ISSUED: NOVEMBER 22, 2019  
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 DWG. \_\_\_\_\_  
 SCALE: AS SHOWN  
 \_\_\_\_\_  
 KA JOB \_\_\_\_\_  
 NO. W7583C  
 \_\_\_\_\_  
 SHEET \_\_\_\_\_  
 NO. L-02

FILE: Q:\Projects\7583\7583C\CADD\PLANNING\DRAWINGS\7583C LANDSCAPE PLAN.dwg    USER: rinek    DATE: April 9, 2020    TIME: 3:34:46 PM



## CANOPY TREES



## UNDERSORY TREES



SHRUBS



## EXISTING TREES

\* TRANSITIONAL YARDS- SEE L-03  
AND C-01 FOR MORE DETAIL

## PLANT SCHEDULE

<u>CANOPY TREES</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>
	AC	ACER RUBRUM " COLUMNARE"	COLUMNAR RED MAPLE	3" CAL.	B&B
	PA	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	3" CAL.	B&B
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL.	B&B
	QP	QUERCUS PHELLOS	WILLOW OAK	3" CAL.	B&B
	QR	QUERCUS RUBRA	RED OAK	3" CAL.	B&B
	TL	TILIA AMERICANA	AMERICAN LINDEN	3" CAL.	B&B
<u>UNDERSTORY TREES</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>
	AD	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	3" CAL.	B&B
	CE	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	3" CAL.	B&B
<u>SHRUBS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>
	IM	ILEX X MESERVEAE	MESERVE HOLLY	---	
	PO	PRUNUS LAURO CERASUS " OTTO LUYKEN"	OTTO LUYKEN LAUREL	---	

CATEGORY II DECIDUOUS TREES							
CODE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	10 YR CANOPY CREDIT	SUB-TOTAL 10 YR TREE CANOPY CREDIT
AM	31	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	3" CAL.	B&B	125	3,875
CE	16	CERCIS CANADENSIS	EASTERN RED BUD	3" CAL.	B&B	125	2,000
<b>31</b>							<b>5,875</b>

#### CATEGORY IV DECIDUOUS TREES

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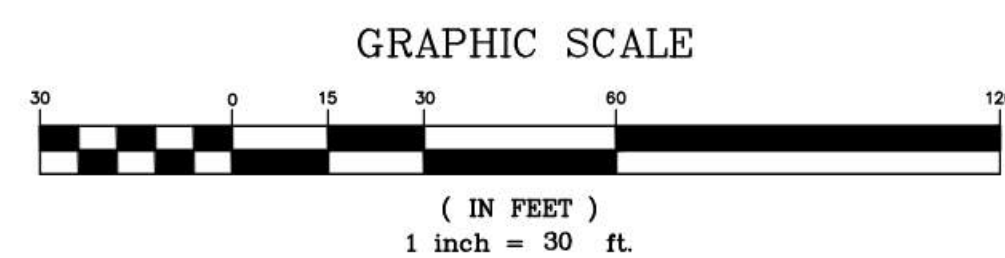
### CATEGORY I DECIDUOUS TREES

AC	10	ACER RUBRUM 'COLUMNARE'	COLUMNAR RED MAPLE	3" CAL.	B&B	75	750
10		750					

								PROVIDED CANOPY
	107							23,125
								EXISTING CANOPY
								9,467

TOTAL 10 YR TREE CREDIT PROVIDED	32,592.00	SF.
TOTAL 10 YR TREE CREDIT REQUIRED	32,199.00	SF.

SITE AREA	160, 993 SF (3.694 AC)
ZONE PD-R 10 YR TREE CANOPY REQUIREMENT	20%
EXISTING TREE CANOPY	9,467 SF
10 YR TREE CANOPY REQUIRED	32,199 SF
TOTAL TREE CANOPY PROVIDED	32,342 SF

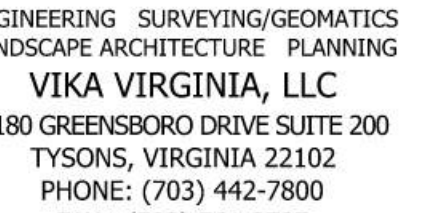


VA STATE  
GRID NORTH  
(VSC 83)

LAYOUT: L-01 LANDSCAPE PLAN, Plotted By: Richardson



## PLANTING NOTES



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---

**DEVELOPER**  
VIKI DEVELOPMENT LLC  
100 HAMPTON LANE  
SUITE 300  
THESDA, MD 20814  
1-634-8614

LANDSCAPE ARCHITECT:  
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ATTN: JOE PLUMPE  
(703) 719-6500

[illegible]

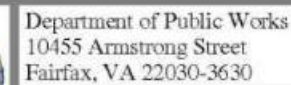
COMMONWEALTH OF VIRGINIA  
4/10/20  
ROBERT R. COCHRAN  
Lic. No. 2012  
AND SURVEYOR

## LANDSCAPE ABULATION AND DETAILS

DRAWN BY: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_ PR \_\_\_\_\_  
 DATE ISSUED: NOVEMBER 22, 2019  
 \_\_\_\_\_  
 DWG. \_\_\_\_\_  
 SCALE: AS SHOWN  
 \_\_\_\_\_  
 KA JOB \_\_\_\_\_  
 NO. VV7583C  
 \_\_\_\_\_  
 SHEET \_\_\_\_\_  
 NO. L-03

## I. General

1. Landscape Specifications: Landscape specifications shall be as outlined below. Any item or procedure not mentioned below shall be as specified in the Landscape specification guidelines published by the Landscape Contractors Association (latest edition).
2. Plant Materials: The Landscape Contractor shall furnish and install and/or dig, ball, burlap, and transplant plant materials called for on the drawings and/or listed in the plant schedule. The City reserves the right to inspect plant material at the nursery source, before off-loading at the project site, when in storage or prior to installation.
3. Plant Names: Plant names used in the plant schedule shall be identified in accordance with Hortus Third, by L.H. Bailey, 1976.
4. Plant Standards: Plant materials shall be equal to or better than the requirements of the "American Standard for Nursery Stock" (ANSI Z60.1 latest edition), as published by the American Association of Nurseryman (hereinafter referred to as AAN standards). Plants shall be typical of their species and variety, shall have a normal habit of growth, and shall be first quality, sound, vigorous, well branched, and with healthy, well-furnished root systems. They shall be free of disease, insect pests, and mechanical injuries.
  - (A) Plants shall be nursery grown and shall have been grown under the same climatic conditions as the location of the subject project for at least two years before planting. Neither heeled-in plant, nor plants from cold storage will be accepted.
  - (B) Collected plants or transplanted trees when specified by the landscape architect may be used, provided that locations and soil conditions will permit proper balling.
5. Materials for Planting:
  - (A) Stakes for guying trees shall be sound oak or other approved hardwood. Three stakes spread 120-degrees apart shall be used when detailed. Notch stakes for wire. See details. Trees located between sidewalk and curb shall have two stakes.
  - (B) Tree Guyas: Provide wire ties and guys of 2-strand, twisted, pliable galvanized steel wire not lighter than 12-gauge with zinc coated turnbuckles. Provide w-ply garden hose not less than 0.5-inch hose size, cut to lengths to protect tree trunks from damage by wires. Provide 14-gauge wire for trees less than 12-ft. height. Wire for guy may be twisted when a turnbuckle is not specified by the landscape architect. Use of tree ties in lieu of wire is acceptable.
  - (C) Mulching: Mulch shall consist of double shredded hardwood mulch.
6. Planting Schedule: A professional horticulturist/nurseryman shall be consulted to determine the proper time, based on plant species and weather conditions, to move and install plant materials to minimize stress to the plant. Planting of deciduous material may be continued during the winter months provided there is no frost on the ground and frost-free soil planting mixtures are used.

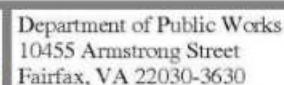


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FAX (703) 591-5727  
[www.fairfaxva.gov](http://www.fairfaxva.gov)

### PLANTING NOTES DETAIL

SCALE: Not To Scale	DETAIL # <b>8.08</b>
REVISION DATE: December 2016	SHEET #: 1 of 3

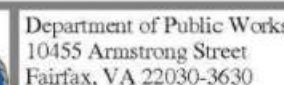


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### PLANTING NOTES DETAIL

SCALE: Not To Scale	DETAIL # <b>8.08</b>
REVISION DATE: December 2016	SHEET #: 2 of 3

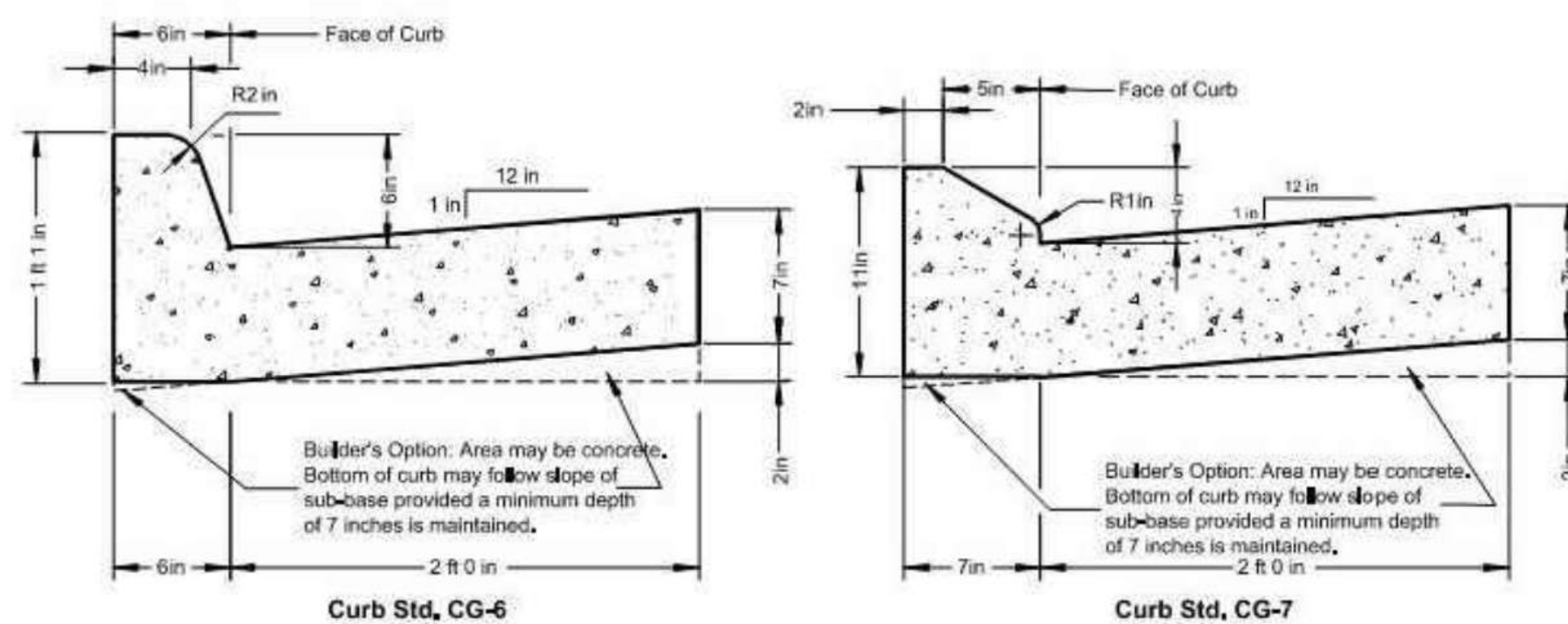
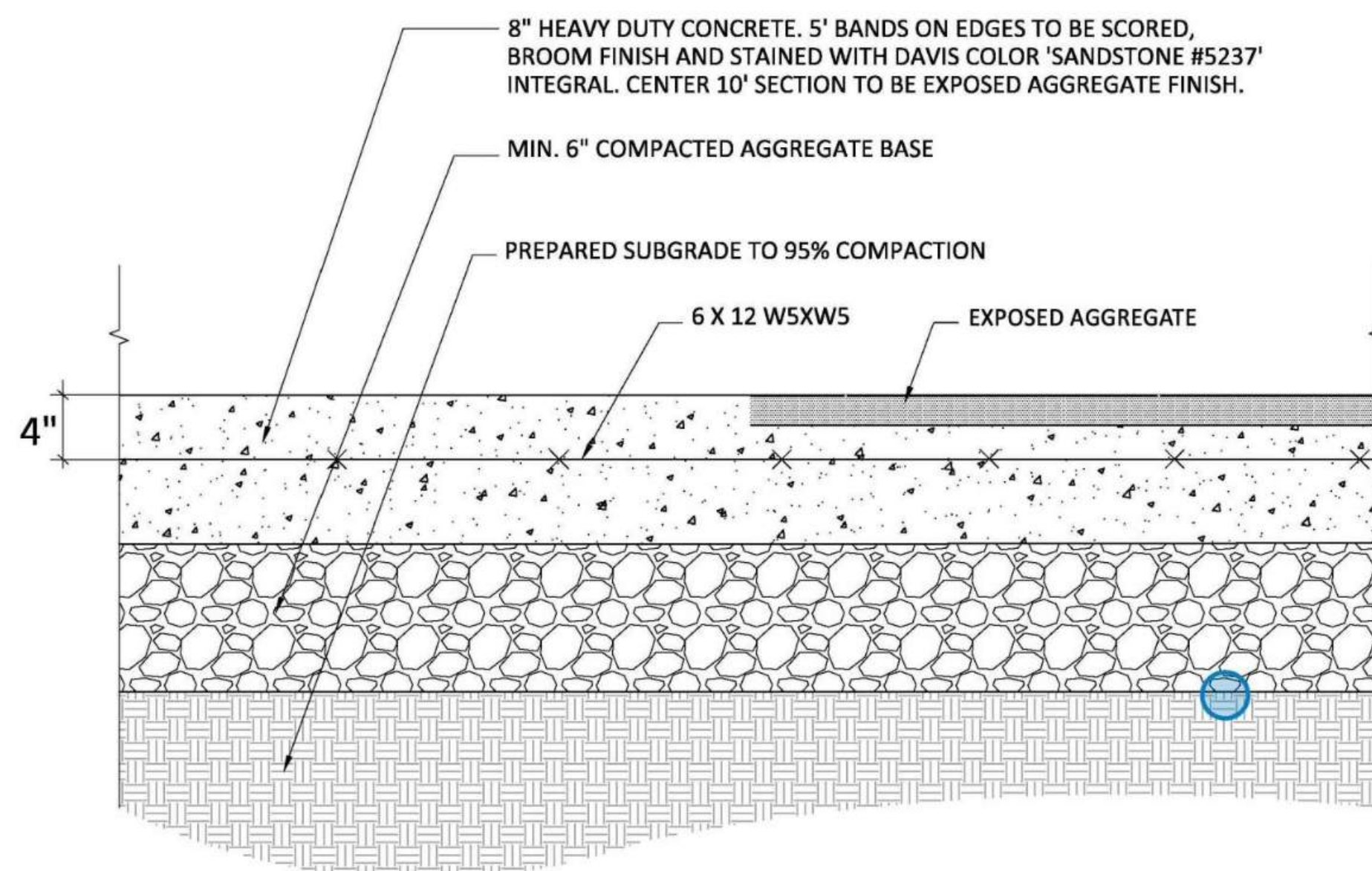


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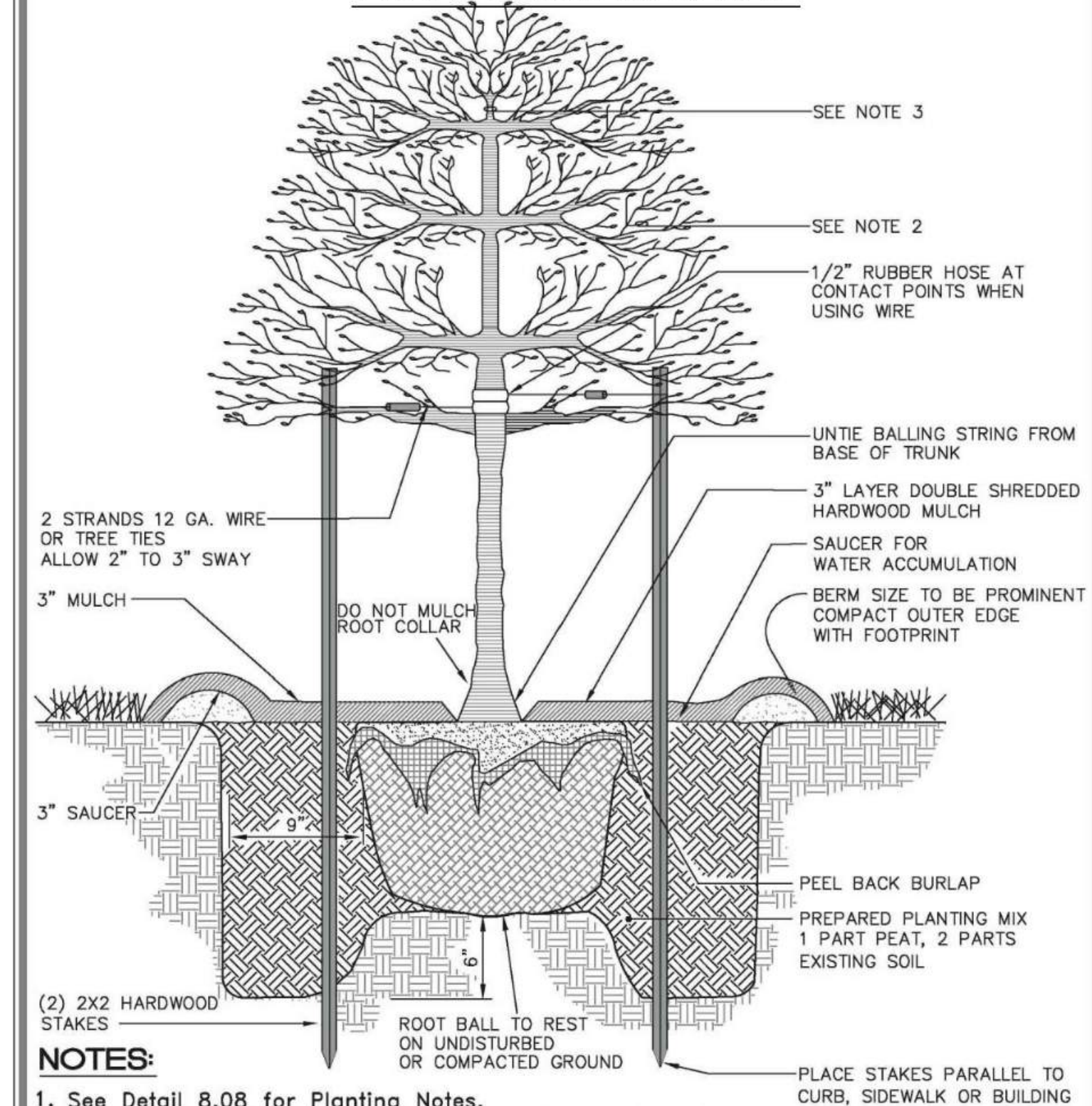
### PLANTING NOTES DETAIL

SCALE: Not To Scale	DETAIL # <b>8.08</b>
REVISION DATE: December 2016	SHEET #: 3 of 3



## PROPOSED CURB DETAILS

## TREE PLANTING DETAIL



**NOTES:**

1. See Detail 8.08 for Planting Notes.
2. Prune only to remove dead or damaged branches. Raising branches is to be performed when approved to provide clearances for pedestrians.
3. Never prune the leader.
4. Remove non-decomposing material from root ball.
5. Remove stakes and wire at end of warranty period or at end of one growing season as approved.

ON UNDISTURBED OR COMPACTED GROUND

PLACE STAKES PARALLEL TO CURB, SIDEWALK OR BUILDING



Department of Public Works  
55 Armstrong Street  
Fairfax, VA 22030-3630

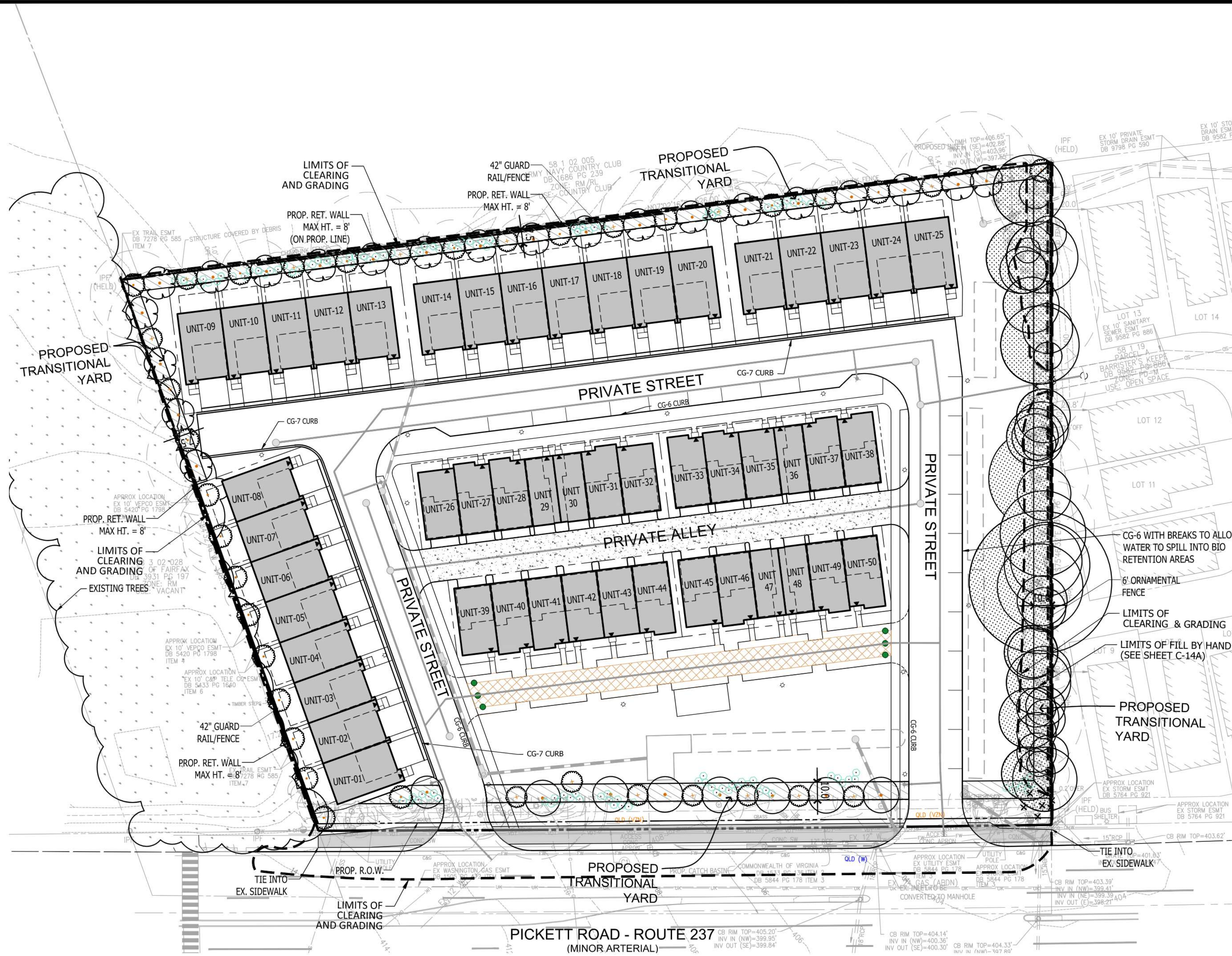
**CITY of FAIRFAX**  
USE WITH THE FAIRFAX STANDARD SPECIFICATION

---

**SINGLE-STEM TREE PLANTING  
UPRIGHT STAKING DETAIL**

Voice (703) 385-7810 FAX (703) 591-5727 <a href="http://www.fairfaxva.gov">www.fairfaxva.gov</a>	
SCALE: Not To Scale	DETAIL # <b>8.01</b>
REVISION DATE: December 2016	SHEET #: 1 of 1





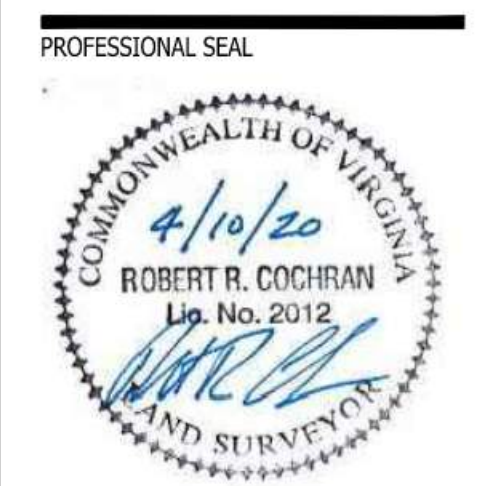
LEGEND

- CANOPY TREES
- TREE PRESERVE
- UNDERSORY TREES
- SHRUBS

**Vika**  
ENGINEERING SURVEYING/GEOMATICS  
LANDSCAPE ARCHITECTURE PLANNING  
VIKA VIRGINIA, LLC  
8180 GREENSBORO DRIVE SUITE 200  
TYSONS, VIRGINIA 22102  
PHONE: (703) 442-7800  
FAX: (703) 761-2787  
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301-634-8614  
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RESTON, VA 20190-5656  
ATTN: MARK LOONEY  
(703) 456-8039  
**LANDSCAPE ARCHITECT:**  
STUDIO 39  
6416 GROVEDALE DRIVE  
ALEXANDRIA, VA 22310  
ATTN: JOE PLUMME  
(703) 719-6500

REVISIONS	DATE
2ND SUBMISSION	02/07/2020
RESUBMISSION	04/10/2020



3500 PICKETT ROAD  
CITY OF FAIRFAX, VIRGINIA

PROPOSED  
TRANSITIONAL  
SCREENING YARDS

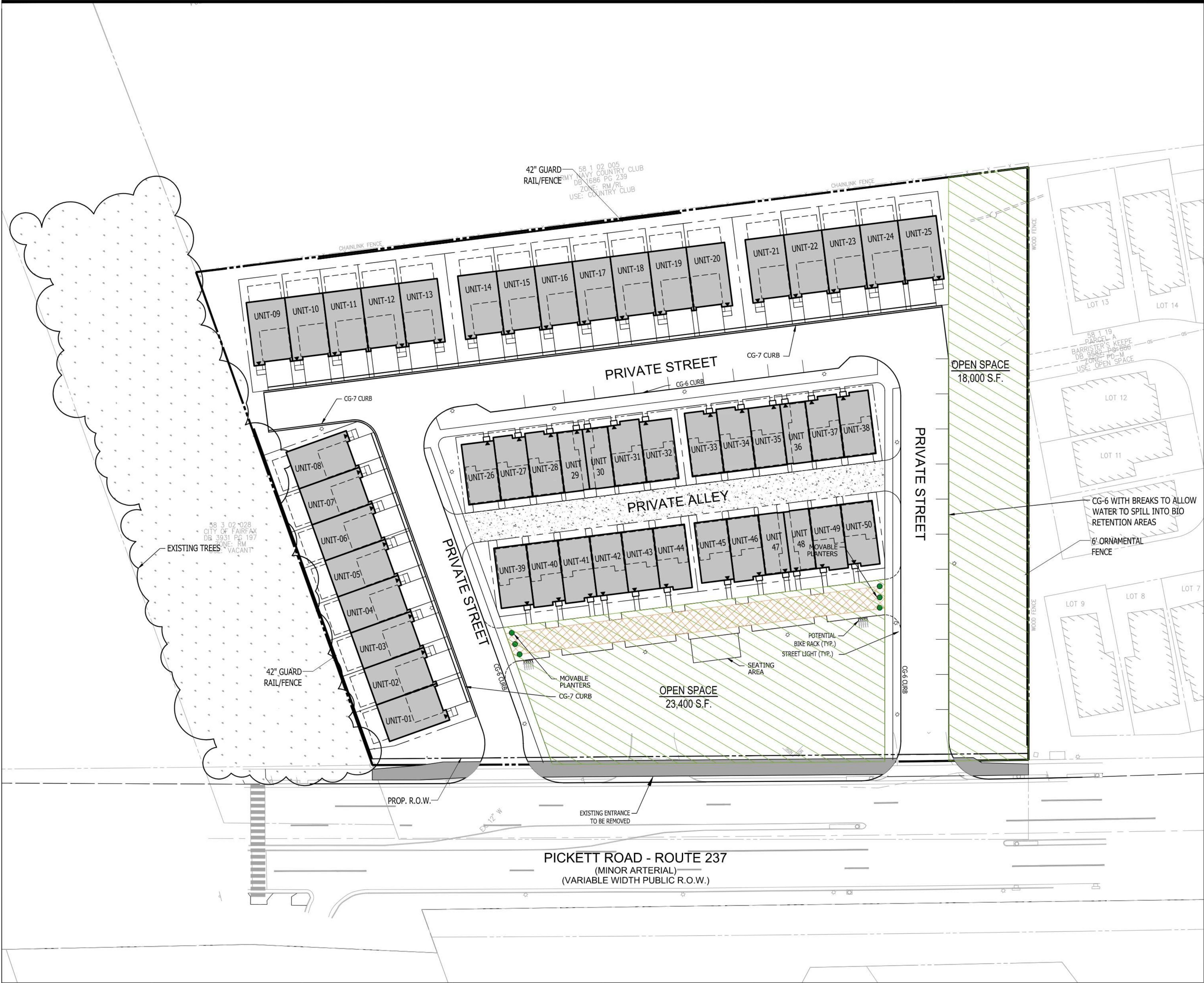
DRAWN BY: PR  
DESIGNED BY: PR  
DATE ISSUED: NOVEMBER 22, 2019  
DWG. SCALE: AS SHOWN  
VIKAJOB NO. VV7583C  
SHEET NO. L-04

TRANSITIONAL YARD & FENCE REQUIREMENTS

Lot Line Length (feet)	Transitional Yard Required	Transitional Yard Width Required (feet)	Proposed Transitional Yard Width (feet)	Required Fence (feet)	Proposed Fence (feet)	Minimum Canopy Required (3 every 100')	Minimum Undersory Required (3 every 100')	Minimum Shrubs Required (per 100')	Canopy Provided	Undersory Provided	Evergreen Povid	Shrubs Povid	Justification
371.76	TY2	10	North - 10'	6' (WR)	North - 6' Metal	11	11	-	(WR)	(WR)			A large swath of existing vegetation along the northern boundary will be preserved
328.35	TY2	10	South - 0-7.5'	6' (WR)	South - 42" Railing	10	10	-	4(WR)	4(WR)			106' of densely wooded property to the south, owned by the City of Fairfax.
242	TY2	10	East - 10'	6' (WR)	East - None	8	8	-	9	8		54	A small portion tapers down to zero although the full required amount of plant is provided.
526	TY2	10	West - 0-7.5'	6' (WR)	West - 42" Railing	16	16	-	17(WR)	17(WR)		92	A reduction in the width to 7.5' although the full plantings of a TY2 is provided.

WAIVER REQUEST (WR)  
TRANSITIONAL YARDS- SEE C-01  
FOR MODIFICATION REQUEST





LEGEND

OPEN SPACE  
TO BE A MIX OF INFORMAL ACTIVE AND PASSIVE AREAS, AS  
WELL AS MORE FORMAL DEVELOPED RECREATIONAL AREAS.

NOTE:  
THE DRAWINGS AND IMAGES SHOWN HEREON ARE INTENDED  
TO REPRESENT TYPICAL LANDSCAPE ARCHITECTURAL  
CONCEPTS THAT PORTRAY THE GENERAL APPEARANCE AND  
CHARACTER FOR THE PROJECT. THE APPLICANT RESERVES THE  
OPTION TO MODIFY THE PLAN PER FINAL SITE DESIGN,  
PROVIDED OVERALL QUALITY AND DESIGN INTENT ARE  
MAINTAINED.  
THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION.

OPEN SPACE CALCULATION:

REQUIRED OPEN SPACE:  
 $160,993 \text{ SF (3.694 AC.)} \times 20\% = 32,199 \text{ SF (0.74 AC.)}$   
TOTAL OPEN SPACE PROVIDED =  $36,079 \text{ SF. (0.83 AC.)}$   
OR 22%



ENGINEERING SURVEYING/GEOMATICS  
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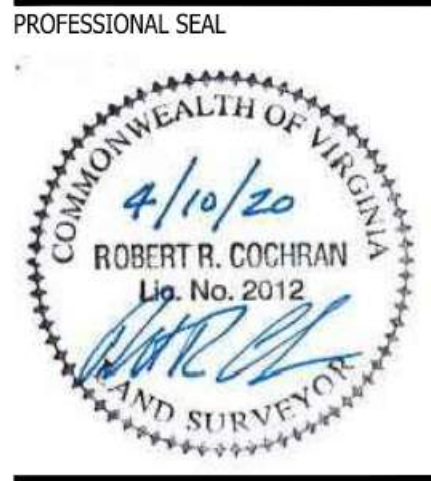
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301-634-8614

LAND USE ATTORNEY:  
COOLEY LLP  
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ATTN: MARK LOONEY  
(703) 456-8039

LANDSCAPE ARCHITECT:  
STUDIO 39  
6416 GROVEDALE DRIVE  
ALEXANDRIA, VA 22310  
ATTN: JOE PLUMPE  
(703) 719-6500

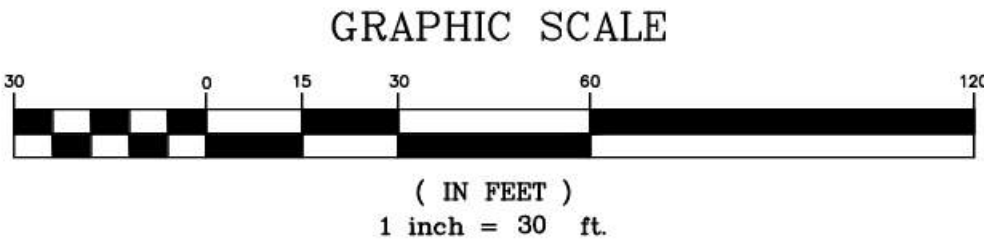
REVISIONS	DATE
2ND SUBMISSION	02/07/2020
RESUBMISSION	04/10/2020



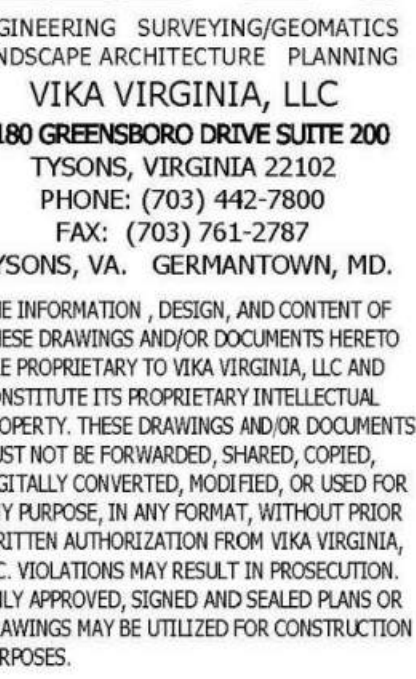
3500 PICKETT  
ROAD  
CITY OF FAIRFAX, VIRGINIA

OPEN SPACE PLAN

DRAWN BY: RYM  
DESIGNED BY: PR  
DATE ISSUED: NOVEMBER 22, 2019  
DWG. SCALE: AS SHOWN  
Vika JOB NO. VV7583C  
SHEET NO. L-05







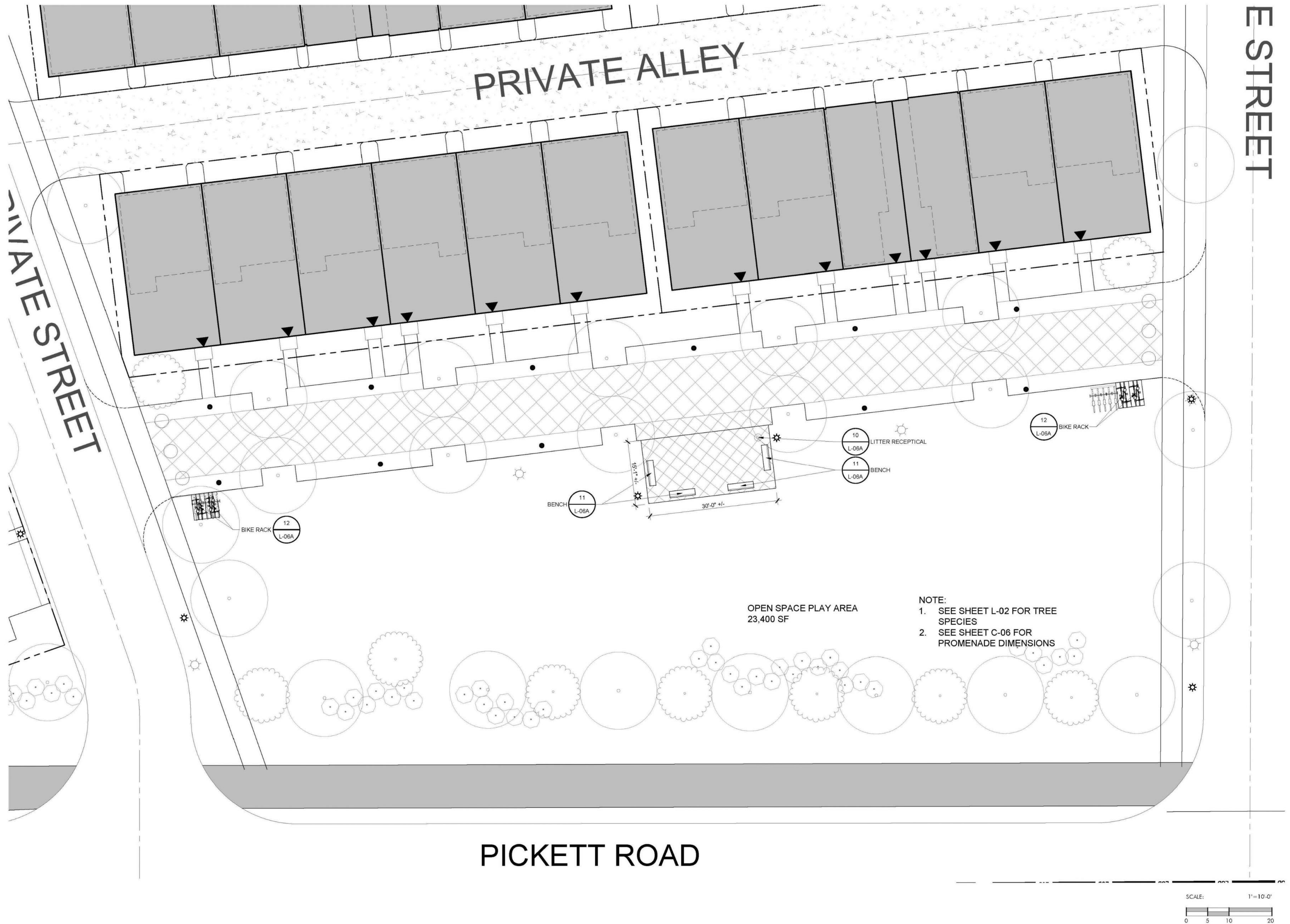
**DEVELOPER**  
**YA DEVELOPMENT LLC**  
 00 HAMPTON LANE  
 SUITE 300  
 THESDA, MD 20814  
 1-634-8614

LANDSCAPE ARCHITECT:  
STUDIO 39  
16 GROVEDALE DRIVE  
EXANDRIA, VA 22310  
ATTN: JOE PLUMPE  
(703) 719-6500

[illegible]

## OPEN SPACE ENLARGEMENT

DRAWN BY: B.C.  
DESIGNED BY: D. DOVE  
DATE ISSUED: JANUARY 20, 2020  
SCALE: AS SHOWN  
K&A JOB: VV7583C  
SHEET: L-06



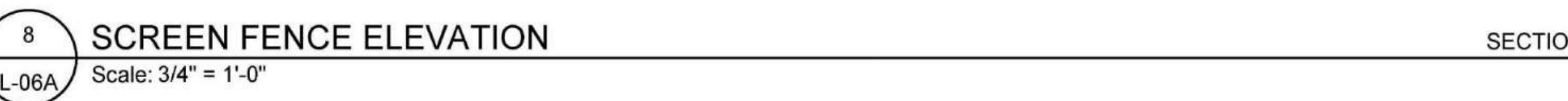
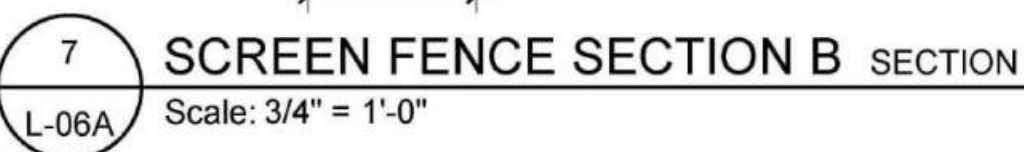
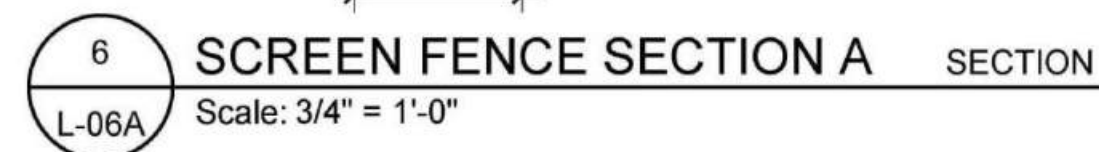




MODEL:	LAKESIDE LITTER - GRASS TOP
MODEM:	OPEN LITTER RECEPTAL OR APPROVED EQUAL
SIZE:	21" X 36" X 35 GAL.
COLOR:	TBD
QUANTITY:	PER PLAN
COMPANY:	LANDSCAPE FORMS 7800 E MICHIGAN AVE. KALAMAZOO, MI 49048 (P) 800 430 6209
NOTES:	1INSTALL PER MANUFACTURER'S RECOMMENDATIONS 2CONTRACTOR TO VERIFY QUANTITIES



MODEL:	NEOLIVIANO BENCH 60" BACKED OR APPROVED EQUAL
SIZE:	27" X 60" X 31"
COLOR:	TBD
QUANTITY:	PER PLAN
COMPANY:	LANDSCAPE FORMS 7800 E MICHIGAN AVE. KALAMAZOO, MI 49048 (P) 800 430.6209
NOTES:	1)INSTALL PER MANUFACTURER'S RECOMMENDATIONS 2)CONTRACTOR TO VERIFY QUANTITIES



MODEL #: BRWS-101 OR APPROVED EQUAL

DESCRIPTION: SINGLE WIDE LOOP BIKE RACK  
CONSTRUCTED OF 2 3/4" OD  
SCHEDULE 40 TUBULAR STEEL PIPE

COLOR/FINISH: TBD

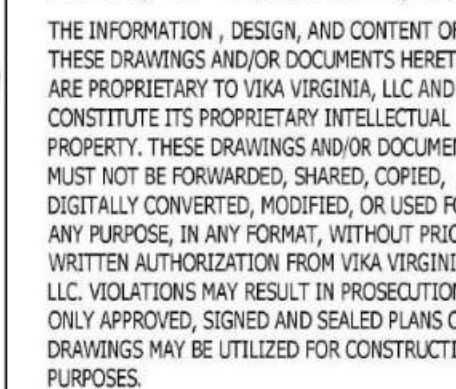
QUANTITY: PER PLAN

COMPANY: VICTOR STANLEY  
P.O. DRAWER 330  
DUNKIRK, MD 20754  
[www.victorstanley.com](http://www.victorstanley.com)

CONTACT: CLAIRE COOLIDGE  
P: 301.855.8300  
F: 410.257.7579

NOTES:

- 1) INSTALL PER MANUFACTURER'S  
RECOMMENDATIONS AND GOVERNING  
MUNICIPAL REQUIREMENTS.
- 2) CONTRACTOR TO VERIFY QUANTITIES.



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[illegible]

PROFESSIONAL SEA



3500 PICKETT  
ROAD  
CITY OF FAIRFAX, VIRGINIA

## HARDSCAPE DETAILS AND PRODUCT INFORMATION

DRAWN BY:	B.C.
DESIGNED BY:	D. DOVE
DATE ISSUED:	JANUARY 20, 2020
DWG. SCALE:	AS SHOWN
VIKA JOB NO.	VV7583C
SHEET NO.	L-06A